

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
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1.0	PHA Information PHA Name: <u>Akron Metropolitan Housing Authority</u> PHA Code: <u>OH007</u> PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>07/2011</u>				
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>4379</u> Number of HCV units: <u>4915</u>				
3.0	Submission Type <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only				
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)				
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program PH HCV
	PHA 1:				
	PHA 2:				
	PHA 3:				
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.				
5.1	Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years. The Akron Metropolitan Housing Authority (AMHA) is committed to building stronger neighborhoods by providing quality housing options and professional services for eligible residents of Summit County in partnership with the greater community. The AMHA is striving to be a national pacesetter among housing providers.				
5.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. PHA Goals: (1) Expand the Supply of Assisted Housing; (2) Improve the Quality of Assisted Housing; (3) Increase Assisted Housing Choices; (4) Provide an Improved Living Environment; (5) Promote Self-Sufficiency and Asset Development of Assisted Households; and (6) Ensure Equal Opportunity and Affirmatively Further Fair Housing. HOPE VI Revitalization Plan was revised and approved to restructure the offsite homeownership phases into 50 rental units known as Edgewood Village South (Raymond Berry Mallison); FY 2010 occupancy rate at 98.59%; High Performer Status with Section Eight Management Assessment Program at 100% and Public Housing Assessment System (self-certified) at 97%; will open a designated elderly site-based wait list for Edgewood Village 5; Section 32 Public Housing Homeownership Program suspended due to decline in housing market - 1 homeowner in the past FY; Bringing It Home (BIH) and Resident Opportunity Self-Sufficiency (ROSS) Family Programs has 4 homeowners with 6 more anticipated this FY; Housing Choice Voucher (HCV) "Home for Me" - 4 closings this past FY with an additional 3 anticipated by FYE 2011; through HOPE VI initiatives, income mixing present at Edgewood Village location; Housing Placement Department, through its Admissions Continued Occupancy Policy (ACOP) - Tenant Selection will place higher income households in lower income developments and vice-versa; Public Housing & Housing Choice Voucher Family Self-Sufficiency (FSS) Programs at 100% capacity; Edgewood HOPE VI Community Support Services (CSS) Caseload at 224 persons with the provision of several services included but not limited to: The Job Center; Job Training and Employability Workshops; Budgeting and Fiscal Responsibility; Individual Savings Accounts; etc; Executive Director annually certifies Affirmatively Furthering Fair Housing Certification.				
6.0	PHA Plan Update: (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission; (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions. Elements updated are: Admissions Continued Occupancy Policy (AMHA); Housing Choice Voucher Program Administrative Plan; Edgewood Village - Admissions Continued Occupancy Policy; Pet Policy; Edgewood Village Lease and Public Housing Lease Addendum; Management Plan; Designated Housing for Elderly. Plan Elements are available for public view at main lobby of AMHA; 100 W. Cedar Street; Akron, 44307 and at www.akronhousing.org.				

Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. *Include statements related to these programs as applicable*

Edgewood Homes HOPE VI

Description

AMHA received \$20,000,000 of FY2005 HOPE VI revitalization grant to replace the obsolete Edgewood Homes public housing complex with new mixed-income residential community. The first rental townhouse development phase (Edgewood Village 1) was completed in 2008. The second rental development phase (Edgewood Village 4) was substantially completed and fully rented in 2010. Construction began on the third rental phase (Edgewood Village 5) in the winter of 2010 and completion is planned for the winter of 2011. AMHA anticipates lease-up of Edgewood Village 5 by Spring of 2012. The Housing Authority submitted its Designated Housing for the Elderly Plan for the Edgewood Village 5 public housing units to HUD in 2010 and received approval on 9/15/10. AMHA also submitted an Edgewood HOPE VI Revitalization Plan revision to replace two homeownership development phases (Edgewood Village 2 and Edgewood Village 3) with additional rental townhouse development phase due to the distressed homeownership market. The additional rental development is targeted for Raymond Mallison Apartments (AMP No. OH007-000004). The Revitalization Plan revision was approved on 6/3/10 to eliminate Edgewood Village 2 and to restructure Edgewood Village 3.

Timetable

1. Edgewood Village 1: Completed.
2. Edgewood Village 4: Completed.
3. Edgewood Village 5: Under Construction.

Tasks	Target Date
Construction Completion	12/30/2011
Date Of Funding Availability	1/31/2011
End Initial Operating Period	6/30/2012

4. Edgewood Village South – Under Construction.

Tasks	Target Date
Construction Completion	05/31/2012
Date Of Funding Availability	06/30/2011
End Initial Operating Period	12/31/2012

Elizabeth Park Homes HOPE VI

Description: All rental development activities (Cascade Village) of the Elizabeth Park Homes HOPE VI were completed by August 31, 2009. Homeownership phase (Cascade Green) is still in progress marketing buildable lots and a model home. AMHA prepared a revision to the HOPE VI Revitalization Plan to amend the homeownership program in a way that would increase affordable rental housing units in the community in a timely manner. HUD approved the Revitalization Plan revision on 6/3/10 and while the model and buildable lots will continue to be marketed for purchase, the balance of the homeownership phase (7 units) has been changed to a rental phase and will be built off-site.

Timetable

1. Cascade Village North: Completed
2. Cascade Village South: Completed
3. Cascade Village East West: Completed
4. Cascade Green (Homeownership)

Tasks	Target Date
Submit Amendment to Grant Addendum	10/01/2011

Conversion: As part of the comprehensive modernization of 1st floor common areas at the Saferstein Towers I Building, OH007-710, AMHA proposes to convert existing efficiency apartment into a maintenance area. AMHA is eliminating the only remaining efficiency unit at the AMP to improve overall marketability and service to tenants.

Project No: OH007-10

AMP No: OH007-10

Development Type: High Rise

Unit No: 710503

Unit Type: Efficiency

Vacancy Status: Vacancy

Timeline: Actual Start – 11/3/2010; undetermined projected end date.

7.0

Merging of Units:**AMP 710 – SAFERSTEIN TOWERS I & II**

Total number of dwelling units is 345, upon completion of the Lobby Renovations at Towers I and the comprehensive renovations at Towers II the new unit count will be 338. PIC Unit 710503, #104, was previously submitted in current Annual Plan and was approved. Changes will be as follows:

Status upon completion:

Towers I, 525 Diagonal Road:

PIC Unit 710510, #207: merged unit for laundry room

Towers II, 585 Diagonal Road:

PIC Unit 719001, #101: merged unit for Maintenance room

PIC Unit 719002, #102: merged unit for resident craft room

PIC Unit 719003, #103: merged unit for maintenance/custodial room

PIC Unit 719004, #104: merged unit for library

PIC Unit 719005, #106: merged unit for barber shop/computer room

The above merged units can no longer be utilized as dwelling space as there are no kitchen and bathrooms.

AMP 717 – Fred Nimmer Place –

1600 Brittain Road

Merge and convert to non-dwelling space-trash room

PIC Unit 717001, #119

AMP 741- Maplewood Villa

4175 American Drive

Merge and convert to non-dwelling space-ADA Laundry Room

PIC Unit 770010, #A10

Project-based Vouchers: AMHA currently operates a project-based voucher (PBV) program and plans to continue working with community partners to identify specific target populations to be served through further project-basing of vouchers. Based on Requests for Proposals issued in the past fiscal year, AMHA issued a conditional approval for vouchers for permanent supportive housing. If the project is able to move forward, a subsidy layering review will be submitted to HUD.

The agency intends to issue additional Requests for Proposals (RFP) in the coming year to expand housing opportunities. AMHA may also consider applications outside the RFP Process consistent with Chapter 20 of the Administrative Plan. AMHA has tentatively determined that up to 200 additional vouchers could be project-based in the Plan year, although based on proposals received in the past 2 rounds, this is an aggressive figure.

AMHA intends on using 12 project-based vouchers for Edgewood Village Phase 5, which went through a competitive selection of proposals and the competitive selection process did not involve any consideration that the project would receive PBV assistance. Edgewood Village is located near the Akron Zoo and would further revitalize the neighborhood, which includes Phases 1 and 4, both HOPE VI projects.

Homeownership: Section 32 Public Housing Homeownership Program. As of 7/31/10, the Section 32 Program was suspended due to the major decline in the housing market. AMHA continues to take homeownership applications and provides case management through FSS and BIH Programs. ROSS Family and Homeownership and BIH Programs has seen 4 homeowners last FY with an anticipated 6 more during this FY. This program will conclude in June, 2011 but will request an extension through December, 2011 to assist residents with self-sufficiency through financial literacy and homeownership activities.

Since program inception, there have been 27 HCV “Home for Me” closings; 17 homeowners still utilize the voucher for this program. An additional closing is anticipated by June, 2011.

Disposition Activity Description

1a. Development name: Scattered IV

1b. Development (project) number:

AMP No.	Address	Parcel No.	Square Footage	Type
OH007-000008	46 ALFARETTA AVE	6701255	4,320	Vacant land
OH007-000008	90 W DALTON ST	6701290	4,860	Vacant land
OH007-000008	117 FULTON ST	6701415	4,026	Vacant land
OH007-000008	688 ROSELLE AVE	6701694	4,680	Vacant land
OH007-000008	230 LAKE ST	6701897	3,808	Vacant land
OH007-000008	279 GORDON DR	6701253	2,625	Vacant land
OH007-000008	988 BLOOMFIELD AVE	6701262	2,560	Vacant land
OH007-000008	259 MEMORIAL PKWY	6701268	3,750	Vacant land

OH007-000008	119 HOLLINGER AVE	6701283	3,760	Vacant land
OH007-000008	81 W DALTON ST	6701285	4,320	Vacant land
OH007-000008	60 W DALTON ST	6701294	2,880	Vacant land
OH007-000008	963 PECKHAM ST	6701343	400	Vacant land
OH007-000008	963 PECKHAM ST	6701344	3,600	Vacant land
OH007-000008	883 HAZEL ST	6701768	2,820	Vacant land
OH007-000008	923 WHITTIER AVE	6701492	3,840	Vacant land
OH007-000008	118 W MILDRED AVE	6701440	4,920	Vacant land
OH007-000008	35 W BURNS AVE	6752136	5,781	Vacant land
OH007-000008	1380 MARCY ST	6752123	5,002	Vacant land
OH007-000008	61 VESPER RD	6756858	5,040	Vacant land
OH007-000008	FREDERICK ST	6854353	6,600	Vacant land
OH007-000008	464 LUCY ST	6757768	4,200	Vacant land
OH007-000008	485 INMAN ST	6757772	5,544	Vacant land

Total 22 Parcels

2. Activity type: Demolition ☐
Disposition ☒

3. Application status (select one)
Approved ☒ 4/01/2010
Submitted, pending approval ☐
Planned application ☐

4. Date application planned submission: N/A

5. Number of units affected: None (Vacant lots)

6. Coverage of action (select one)
☒ Part of the development
☐ Total development

7. Timeline for activity:
a. Actual start date of planning for disposition: 12/01/2010
b. Projected end date of disposition: 3/01/2012

Demolition Activity Description

1a. Development name: Scattered II

1b. Development (project) number:

AMP No.	Address	Parcel No.	Type
OH007-000004	440 BERRY AVE	6758597	Row house
OH007-000004	442 BERRY AVE	6758597	Row house
OH007-000004	821 MALLISON AVE	6758597	Row house
OH007-000004	823 MALLISON AVE	6758597	Row house
OH007-000004	825 MALLISON AVE	6758597	Row house
OH007-000004	827 MALLISON AVE	6758597	Row house
OH007-000004	829 MALLISON AVE	6758597	Row house

OH007-000004	831 MALLISON AVE	6758597	Row house
OH007-000004	457 MALLISON CT	6758598	Row house
OH007-000004	459 MALLISON CT	6758598	Row house
OH007-000004	461 MALLISON CT	6758598	Row house
OH007-000004	463 MALLISON CT	6758598	Row house
OH007-000004	465 MALLISON CT	6758598	Row house
OH007-000004	467 MALLISON CT	6758598	Row house
OH007-000004	838 MALLISON AVE	6758598	Row house
OH007-000004	836 MALLISON AVE	6758598	Row house
OH007-000004	834 MALLISON AVE	6758598	Row house
OH007-000004	833 MALLISON AVE	6758597	Row house
OH007-000004	835 MALLISON AVE	6758597	Row house
OH007-000004	837 MALLISON AVE	6758597	Row house
OH007-000004	839 MALLISON AVE	6758597	Row house
OH007-000004	841 MALLISON AVE	6758597	Row house
OH007-000004	846 RAYMOND ST	6758597	Row house
OH007-000004	848 RAYMOND ST	6758597	Row house
OH007-000004	850 RAYMOND ST	6758597	Row house
OH007-000004	852 RAYMOND ST	6758597	Row house
OH007-000004	854 RAYMOND ST	6758597	Row house
OH007-000004	856 RAYMOND ST	6758597	Row house
OH007-000004	858 RAYMOND ST	6758597	Row house

Raymond Mallison Apartments

2. Activity type: Demolition ☒

Disposition ☒

3. Application status (select one)

Approved ☐

Submitted, pending approval ☒ 7/07/2010

Planned application ☐

4. Date application planned submission: N/A

5. Number of units affected: 29 units

6. Coverage of action (select one)

☒ Part of the development

☐ Total development

7. Timeline for activity:

a. Projected start date of activity: Upon approval

b. Projected end date of activity: 30 days from approval

Demolition / Disposition Activity Description

1a. Development name: **Scattered IV**

1b. Development (project) number:

AMP No.	Address	Parcel No.	Lot Size SQFT	Type
OH007-000008	278 W. Miller St	6701206	6,966	Single-family unit
OH007-000008	1092 Bloomfield St	6701499	6,000	Single-family unit

2. Activity type: Demolition ☒

Disposition ☒

3. Application status (select one)

Approved ☐

Submitted, pending approval ☒ 1/31/2011

Planned application <input type="checkbox"/>				
4. Date application planned submission: N/A				
5. Number of units affected: 2 units (Vacant units)				
6. Coverage of action (select one)				
<input checked="" type="checkbox"/> Part of the development				
<input type="checkbox"/> Total development				
7. Timeline for activity:				
a. Actual or projected start date of activity: Upon approval				
b. Projected end date of demolition: 90 days from approval				
c. Projected end date of disposition: 180 days from demolition				
Disposition Activity Description				
1a. Development name: Scattered IV				
1b. Development (project) number:				
AMP No.	Address	Parcel No.	Lot Size SQFT	Type
OH007-000008	781 Glendora Ave	6701307	7,500	Row house
OH007-000008	Sherman St	6701761	7,473	Vacant land
OH007-000008	485 Inman Street	6757772	5,544	Vacant land
2. Activity type: Demolition <input type="checkbox"/>				
Disposition <input checked="" type="checkbox"/>				
3. Application status (select one)				
Approved <input type="checkbox"/>				
Submitted, pending approval <input checked="" type="checkbox"/> 1/31/2011				
Planned application <input type="checkbox"/>				
4. Date application planned submission: N/A				
5. Number of units affected: 1 unit				
6. Coverage of action (select one)				
<input checked="" type="checkbox"/> Part of the development				
<input type="checkbox"/> Total development				
7. Timeline for activity:				
a. Actual or projected start date of activity: Upon approval				
b. Projected end date of demolition: 90 days from approval				
Demolition / Disposition Activity Description				
1a. Development name: Scattered IV				
1b. Development (project) number:				
AMP No.	Address	Parcel No.	Lot Size SQFT	Type
OH007-000008	463 Madison Ave	6701332	4,830	Single-family unit
2. Activity type: Demolition <input checked="" type="checkbox"/>				
Disposition <input checked="" type="checkbox"/>				
3. Application status (select one)				
Approved <input type="checkbox"/>				
Submitted, pending approval <input type="checkbox"/>				
Planned application <input checked="" type="checkbox"/>				
4. Date application planned submission: 11/01/2011				
5. Number of units affected: 1 unit				
6. Coverage of action (select one)				
<input checked="" type="checkbox"/> Part of the development				
<input type="checkbox"/> Total development				
7. Timeline for activity:				
a. Actual or projected start date of activity: Upon approval				
b. Projected end date of demolition: 90 days from approval				
c. Projected end date of disposition: 180 days from demolition				

Demolition / Disposition Activity Description				
1a. Development name: Scattered IV				
1b. Development (project) number:				
AMP No.	Address	Parcel No.	Lot Size SQFT	Type
OH007-000008	408 Noble Ave	6701304	6,000	Single-family unit
OH007-000008	512 Ritchie Ave	6701313	5,082	Single-family unit
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>				
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>				
4. Date application planned submission: 11/01/2011				
5. Number of units affected: 2 units				
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development				
7. Timeline for activity: a. Actual or projected start date of activity: Upon approval b. Projected end date of demolition: 90 days from approval c. Projected end date of disposition: 180 days from demolition				
Demolition / Disposition Activity Description				
1a. Development name: Crimson Terrace (including scattered sites in Barberton, Ohio)				
1b. Development (project) number:				
AMP No.	Address	Parcel No.	Lot Size SQFT	Type
OH007-000008	472 Cole Ave	6855580	5,670	Single-family unit
OH007-000040	314 Wunderlich Ave	0109029	3,015	Single-family unit
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>				
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>				
4. Date application planned submission: 11/01/2011				
5. Number of units affected: 1 unit				
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development				
7. Timeline for activity: a. Actual or projected start date of activity: Upon approval b. Projected end date of demolition: 90 days from approval c. Projected end date of disposition: 180 days from demolition				

Disposition Activity Description

1a. Development name: **Scattered IV**

1b. Development (project) number:

AMP No.	Address	Parcel No	SQFT	Type
OH007-000008	1039 N HOWARD ST	6701350	3,648	Vacant Land
OH007-000008	1084 PICKFORD AVE	6701635	4,209	Vacant Land
OH007-000008	1213 TAMPA AVE	6752128	4,530	Vacant Land
OH007-000008	1225 BELLOWS ST	6701401	5,310	Vacant Land
OH007-000008	1289 SEWARD AVE	6701719	2,472	Vacant Land
OH007-000008	1289 SEWARD AVE	6701720	4,938	Vacant Land
OH007-000008	139 BACHTEL AVE	6701650	6,524	Vacant Land
OH007-000008	140 VESPER ST	6752140	8,439	Vacant Land
OH007-000008	213 RHODES AVE	6755677	7,782	Vacant Land
OH007-000008	226 E GLENWOOD AVE	6752143	4,295	Vacant Land
OH007-000008	270 LAKE ST	6701743	6,144	Vacant Land
OH007-000008	312 LONG ST	6757776	6,037	Vacant Land
OH007-000008	405 BACON AVE	6701312	5,189	Vacant Land
OH007-000008	466 HILLWOOD DR	6701334	4,904	Vacant Land
OH007-000008	482 ARDELLA AVE	6752118	4,994	Vacant Land
OH007-000008	499 RITCHIE AVE	6701330	4,821	Vacant Land
OH007-000008	50 W DALTON ST	6755678	4,361	Vacant Land
OH007-000008	500 RITCHIE AVE	6701301	5,068	Vacant Land
OH007-000008	509 BACON AVE	6701445	5,242	Vacant Land
OH007-000008	512 BACON AVE	6701212	5,139	Vacant Land
OH007-000008	525 BACON AVE	6701310	5,267	Vacant Land
OH007-000008	529 GLENDORA AVE	6701275	4,814	Vacant Land
OH007-000008	604 SUMNER ST	6701658	4,009	Vacant Land
OH007-000008	728 ROSELLE AVE	6701690	4,745	Vacant Land
OH007-000008	811 NOAH AVE	6701594	5,193	Vacant Land
OH007-000008	888 LAWTON ST	6707488	6,107	Vacant Land
OH007-000008	DALTON ST	6701292	4,288	Vacant Land
OH007-000008	EXCHANGE ST	6761485	8,914	Vacant Land
OH007-000008	KELLY AVE	6841314	34,841	Vacant Land
OH007-000008	KINGSLEY AVE	6701245	70,492	Vacant Land
OH007-000008	LODS ST	6802517	17,743	Vacant Land
OH007-000008	SEWARD AVE	6701562	3,041	Vacant Land
OH007-000008	TALBOT AVE	6701647	6,999	Vacant Land
OH007-000008	W SALOME AVE	6701470	6,021	Vacant Land
OH007-000008	516 RITCHIE AVE	6701578	5,071	Vacant Land
OH007-000008	79 S BALCH ST	6701265	7,507	Vacant Land

OH007-000008	468 COLE AVE	6701753	5,613	Vacant Land
OH007-000008	302 NOAH AVE	6701551	5,873	Vacant Land
OH007-000008	898 MANITOU AVE	6701809	7,500	Vacant Land
OH007-000008	1271 SEWARD AVE	6701718	4,920	Vacant Land
OH007-000008	244 LONG ST	6701399	4,173	Vacant Land
OH007-000008	293 IRA AVE	6701740	6,156	Vacant Land
OH007-000008	301 IRA AVE	6701898	6,156	Vacant Land
OH007-000008	839 CARPENTER ST	6701289	4,500	Vacant Land
OH007-000008	CARPENTER ST	6701288	1,500	Vacant Land
OH007-000008	E. NORTH ST	6701433	73,660	Vacant Land
OH007-000008	LONG ST	6701735	4,280	Vacant Land
OH007-000008	S. HAWKINS AVE	6829951	5,418	Vacant Land
OH007-000008	SEWARD AVE	6701562	7,944	Vacant Land
OH007-000008	TRIPLETT	6701423 & 6701424	4,200	Vacant Land

Total 51 parcels

2. Activity type: Demolition ☐
Disposition ☒

3. Application status (select one)
Approved ☐
Submitted, pending approval ☐
Planned application ☒

4. Date application planned submission: 11/01/2011

5. Number of units affected: None (Vacant lots)

6. Coverage of action (select one) ☒ Part of the development ☐ Total development

7. Timeline for activity:
a. Actual start date of planning for disposition: Upon approval
b. Projected end date of disposition: 365 days from approval

Disposition Activity Description					
1a. Development name: Scattered IV					
1b. Development (project) number:					
AMP No.	Address	City	Parcel No	SQFT	Type
OH007-000014	524 Fuller Ave (Vacant land located across Kelly Ave from Joy Park development)	Akron	6701417*	155,184	Vacant Land
* The Joy Park development's main property, on which residential buildings sit, and the vacant land parcel across the street have the same parcel number. This proposal is only for the vacant land site.					
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>					
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>					
4. Date application planned submission: 11/01/2011					
5. Number of units affected: None (Vacant lots)					
6. Coverage of action (select one)					

<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual start date of planning for disposition: Upon approval b. Projected end date of disposition: 365 days from approval

Disposition Activity Description					
1a. Development name: Scattered IV					
1b. Development (project) number:					
AMP No. & PIC Unit	Address	City	Parcel No	SQFT	Type
OH007-000008 759043	220 WADSWORTH AVE	CUYAHOGA FALLS	0201147	10,890	Vacant Land
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>					
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>					
4. Date application planned submission: 11/01/2011					
5. Number of units affected: None (Vacant lot)					
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development					
7. Timeline for activity: a. Actual start date of planning for disposition: Upon approval b. Projected end date of disposition: 365 days from approval					

Demolition Activity Description					
1a. Development name: Summit Lake					
1b. Development (project) number:					
AMP No. & PIC Unit	Address	City	Parcel No	SQFT	Type
OH007-000028 728197-728198	16-18 Brutus Place	Akron	6701398	Approx. 1,897	Rowhouse
OH007-000028 728199-728207	22-38 Brutus Place	Akron	6701398	8,538	Rowhouse
OH007-000028 728231-728242	34-56 Cicero Plaza	Akron	6701398	11,124	Rowhouse
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>					
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>					
4. Date application planned submission: Upon approval					
5. Number of units affected: 23					
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development					
7. Timeline for activity: a. Actual or projected start date of activity: Upon approval b. Projected end date of demolition: 90 days from approval c. Projected end date of disposition: 180 days from demolition					

8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.
8.1	Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> , form HUD-50075.1, for each current and open CFP grant and CFFP financing.
8.2	Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i> , form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.
8.3	Capital Fund Financing Program (CFFP). <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.
9.0	<p>Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p> <p>City of Barberton: There are 29 Census Tracts in Barberton. Eleven of the census tracts are in low-to-moderate income areas and the City plans to fund projects and activities within these areas. Barberton also collaborated with AMHA and Neighborhood Development Services (NDS) to purchase and rehab a foreclosed 24 unit rental complex in Barberton for those earning 50% or below the Area Median Income. Barberton offers through NDS, down payment assistance program which can help public housing residents become first time homebuyers.</p> <p>City of Akron: Akron's priority based on household need is: (1) Low-income owner household; (2) Low-income renter household; (3) Homeless families and individuals; and (4) Non-homeless special needs persons. It's priority based on activity include: (1) Neighborhood Rehabilitation, owner-occupied housing; (2) New housing construction; (3) Acquisition and removal of blighted properties; (4) Rental Housing Rehabilitation or Construction; (5) Support facilities and public services and (6) Homeless persons, individual, and families assistance.</p> <p>County of Summit: Community Development Block Grant (CDBG) funds will be used to provide public services to low and moderate income residents such as home repair, senior services, economic development and infrastructure projects. HOME funds will be used to provide affordable housing to low-to-moderate income families. Public Housing residents are eligible to participate in the First-time Home Buyer Program.</p> <p>City of Cuyahoga Falls: The City has several housing initiatives to assist low & moderate income homeowners: Rehab Loan Program; Energy Grant/Loan; City-Wide Matching Grant; Self-Help Paint Reimbursement Grant; and First Time Homebuyer Down Payment Assistance. The city has 4 planning areas with 14 low to moderate income census blocks targeted for assistance. Characteristics of the population from these areas are: 42% renter occupied; 58% owner occupied; 95% white; 2.5% black and 2.5% other races and an average income of \$55,749.</p>

Akron Metropolitan Housing Authority Wait List Statistics
Public Housing = PH
Housing Choice Voucher Program =HCVP

PROGRAM – Family PH

3895 TOTAL APPLICANTS

BEDROOM SIZE	1 BR	2 BR	3 BR	4 BR	5 BR
TOTAL APPLICANTS	1722	1462	648	54	9
RACE 1 - White	535	522	208	10	3
RACE 2 - Black	1171	914	416	35	5
RACE 3 - Am Indian/Alaska	4	3	1	1	0
RACE 4 - Asian	4	11	21	8	1

RACE 5 - Hawaiian/Pacific	0	0	0	0	0
RACE 6 - Multi / Declined	8	12	2	0	0
ELDERLY	59	18	5	2	0
DISABLED	295	91	22	5	1
EXTREMELY LOW INCOME	1568	1322	572	43	7
LOW INCOME	24	14	13	2	0
VERY LOW INCOME	126	125	63	8	2

PROGRAM -Senior PH

498 TOTAL APPLICANTS

BEDROOM SIZE	1 BR	2 BR			
TOTAL APPLICANTS	459	39			
RACE 1 - White	257	12			
RACE 2 - Black	198	27			
RACE 3 - Am Indian/Alaska	1	0			
RACE 4 - Asian	3	0			
RACE 5 - Hawaiian/Pacific	0	0			
RACE 6 - Multi / Declined	0	0			
ELDERLY	196	19			
DISABLED	354	27			
EXTREMELY LOW INCOME	362	24			
LOW INCOME	18	7			
VERY LOW INCOME	78	8			

PROGRAM – HCVP

6327 TOTAL APPLICANTS

BEDROOM SIZE	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
TOTAL APPLICANTS	2383	2548	1188	188	18	2
RACE 1 - White	876	917	415	44	6	2
RACE 2 - Black	1489	1602	741	135	10	1
RACE 3 - Am Indian/Alaska	4	3	3	0	0	1
RACE 4 - Asian	7	14	27	8	0	0
RACE 5 - Hawaiian/Pacific	1	0	0	0	2	0
RACE 6 - Multi / Declined	6	12	2	1	0	0
ELDERLY	248	44	6	5	0	0

DISABLED	735	174	51	11	1	0
EXTREMELY LOW INCOME	2125	2290	1031	160	16	1
LOW INCOME	27	22	16	2	0	0
VERY LOW INCOME	227	234	141	25	2	1

9.1	<p>Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</p> <p>AMHA's admission policy is designed to provide for de-concentration of poverty and income-mixing by bringing higher income families into lower income projects and lower income families into higher income developments. The agency's de-concentration and income-mixing goal will be to target at least 40% of new admissions to public housing in each fiscal year to "extremely low-income families"; will be to admit families above the PHA's Established Income Range (EIR) to developments below the EIR, and families below the PHA's EIR to developments above the EIR. The EIR is 85% to 115% of the PHA-wide average income for general occupancy developments.</p>
10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5- Year Plan.</p> <p>The Housing Authority's goals have either improved or remain constant. We are again a High Performer Housing Authority. There is a wait list for both PH & HCVP FSS Programs. The Edgewood HOPE VI CSS Office continues to expand services and programs to an increasing caseload. Although the Section 32 Homeownership Program has been suspended due to the decline in the housing market, residents are still eligible for case management services and financial literacy training. To date, 27 HCV "Home for Me" customers have closed on a home. AMHA has been approved for a designated elderly housing site with construction anticipated to be complete by November 2011.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification".</p> <p>The Akron Metropolitan Housing Authority considers any of the following to be a substantial deviation from the Agency's 5-Year Plan and a significant amendment or modification to the Agency's Annual Plan. If any of the criteria are met, the AMHA will submit a revised Plan(s) that satisfy all public process requirements. Changes made to comply with new or revised HUD rules do not constitute significant deviation or modification from the Plans presently submitted. Revisions made to work items and activities contained in the Plan, to accommodate the loss of PFS subsidy or capital funds received from HUD as a result of inadequate appropriations, shall not be considered substantial deviation or significant modification from the present Plans.</p> <p><u>5-Year Plan</u></p> <ul style="list-style-type: none"> • Complete deletion of a stated overall goal. • Addition of an overall goal. • Revisions to the AMHA mission statement that deviates from the present commitments. <p><u>Annual Plan</u></p> <ul style="list-style-type: none"> • Elective changes to rent, admissions or tenant selection policies. • Creation of new waiting lists, including site-based or sub-jurisdiction lists. • Additions of non-emergency work items (items not included in current Capital Plan Annual Statement or 5-Year Action Plan). • Changes in use of replacement reserve funds under the Capital Fund. • Any additions of activities or revision to the demolition, disposition, designation, homeownership or conversion activities currently listed in the Plan.

11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <ul style="list-style-type: none"> (a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights) (b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only) (c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) (d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) (e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only) (f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations. (g) Challenged Elements (h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) (i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)
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**EDGEWOOD VILLAGE ADMISSIONS & CONTINUING OCCUPANCY POLICY
FOR PUBLIC HOUSING ASSISTED UNITS**

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Edgewood Village Admissions & Continuing Occupancy Policy

This Admissions and Continuing Occupancy Policy (the “Policy”) is adopted by Akron Edgewood Homes, LLC with respect to the 80 units comprising the first phase (“Phase 1”) ~~and~~ by Edgewood Village, LLC with respect to the 48 units comprising the fourth phase (“Phase 4”) by Edgewood Village V, LLC with respect to the 48 units comprising the fifth phase (“Phase 5”) and by Edgewood Village South, LLC with respect to the 50 units comprising the final phase (“EVS”) of the mixed-income housing community of Edgewood Village to be constructed in Akron, Ohio. The Akron Metropolitan Housing Authority (“AMHA”) shall be the initial management agent for ~~both Phase 1, Phase 4, Phase 5 and Phase 4.EVS.~~

It is the intent of Akron Edgewood Homes, LLC (the “Phase 1 Owner”) ~~and~~ Edgewood Village, LLC (the “Phase 4 Owner”) ~~and the Akron Metropolitan Housing Authority, Edgewood Village V, LLC (the “Phase 5 Owner”) and Edgewood Village South, LLC (the “EVS Owner”) and AMHA~~ to operate Phase 1, Phase 4, Phase 5, and Phase 4EVS as one residential development. Accordingly, as used herein, the term “Development” shall be meant to refer to the entire Edgewood Village community or particularly to Phase 1, Phase 4, Phase 5 or Phase 4EVS as the context of the particular provision may require. Additionally, as used herein the term “Owner” shall refer to the Phase 1 Owner, the Phase 4 Owner, the Phase 5 Owner, and the Phase 4EVS Owner collectively, or individually as the context of the provision may require. Provided however, that nothing herein shall be construed as creating any obligations upon the Phase 1 Owner for Phase 4, Phase 5 or EVS or the tenants thereof; ~~or~~ upon the Phase 4 Owner for Phase 1 or the tenants thereof; 1, Phase 5, or EVS or the tenants thereof; upon the Phase 5 Owner for Phase 1, Phase 4, EVS or the tenants thereof; or upon the EVS Owner for Phase 1, Phase 4, or Phase 5 or the tenants thereof.

This Policy describes the procedures to be followed by the Owner’s management agent in selecting new tenants for all units in the Development and assessing such tenants’ continuing eligibility for occupancy of such units.

This Policy has been developed to ensure that: (a) all persons have an equal opportunity to apply for housing at the Development; (b) there is a fair and equitable selection process for such housing; and (c) there are fair and reasonable procedures that govern occupancy of such housing. The administration of this Policy is intended to promote the successful development and operation of the Development as economically and socially diverse housing.

The Development will be operated by the Owner's management agent in accordance with this Policy and: The United States Housing Act of 1937, as amended, and implementing regulations; Section 42 of the Internal Revenue Code of 1986, as amended (as applicable); the Fair Housing Act; the Fair Housing Act Amendments Act of 1988; Section 504 of the Rehabilitation Act of 1973; Title II of the Americans with Disabilities Act; Title VI of the Civil Rights Act of 1964, as amended; and state and local law. This Policy will be made available to residents and the general public at the Management Office, which will be located in an accessible building. Upon request, Management will provide reasonable assistance to any individual in connection with reviewing this Policy.

I. DEFINITIONS

Act

The United States Housing Act of 1937, as amended.

Adjusted Income

Annual Income (as defined below), after certain deductions and exemptions required by Federal law (24 C.F.R. 5.611).

AMHA

The Akron Metropolitan Housing Authority.

Annual Income

The total anticipated income received by or on behalf of the Head of Household, Co-Head of Household and each additional member of the Household, even if temporarily absent, from all sources, over a period of 12 months following the effective date of the initial determination or reexamination of the Household's income, including (without limitation) net income derived from Assets, but excluding income that is temporary, non-recurring or sporadic, and all as defined more specifically under Federal regulation (24 C.F.R. 5.609, 24 C.F.R. 960.255).

Area Median Income or AMI

Area Median Income or AMI means the median income of the Akron metropolitan statistical area as determined by HUD and including any applicable adjustments for family size or other factors.

Applicant Household

All individuals listed on the Pre-Application for admission to a unit at the Development.

Assets

Cash (including checking accounts), stocks, bonds, savings, equity in real property or the cash value of life insurance policies, not including the value of personal property such as furniture, automobiles and household effects.

Co-Head of Household

A spouse or co-tenant of the Head of Household who signs the Lease and is legally responsible for the obligations of the Household under the Lease.

Code

The Internal Revenue Code of 1986, as amended, and any successor statutes or legislation.

Disabled Family

~~A Family in which the Head of Household or Co-Head of Household is a Disabled Person; two or more Persons with Disabilities living together; or one or more Persons with Disabilities living with one or more Live-In Aides;~~

~~A family whose head, spouse, or sole member is a person with disabilities. It may include~~

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two or more persons with disabilities living together, or one or more persons with disabilities living with one or more live-in aides.

Drug-Related Criminal Activity

The illegal manufacture, sale, distribution, use or possession with intent to manufacture, sell, distribute or use, of a controlled substance (as such term is defined in Section 102 of the Controlled Substances Act).

Economic Self-Sufficiency Program

Any program designed to encourage, assist, train, or facilitate the economic independence of participants and their families or to provide work for participants, including programs for job training, employment counseling, work placement, basic skills training, education, workfare, financial or household management, apprenticeship, or other activities as the Secretary of HUD may provide.

Elderly Family

~~A Family in which the Head of Household or Co-Head of Household is at least sixty-two years of age. It may include two or more persons who are at least sixty-two years of age living together, or one or more such persons living with one or more Live-in Aides.~~

A family whose head, spouse, or sole member is a person who is at least 62 years of age. It may include two or more persons who are at least 62 years of age living together, or one or more persons who are at least 62 years of age living with one or more live-in aides.

Family

~~“Family” is defined in Section 3(b)(3) of the Act and in 24 CFR parts 5 and 960 and includes but is not limited to two or more persons related by blood, marriage, adoption, or other operation of law, two or more persons regularly living together who share income and resources and intend to live together in a stable relationship in a housing unit at the Development, a Disabled Family, or an Elderly Family.~~

The applicant must qualify as a Family. A Family may be a single person or a group of persons.

A group of persons is defined by the PHA as two or more persons who intend to share residency whose income and resources are available to meet the family’s needs, and will live together in PHA housing.

Elderly, disabled, and displaced families are defined by HUD in CFR 5.403.

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Comment [11]: Public Hearing Comments

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Comment [12]: Public Hearing Comments

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The term “Family” also includes, but is not limited to:

A family with or without children;

An elderly family;

A disabled family;

A displaced family;

The remaining member of a tenant family;

A single person who is not elderly, displaced, or a person with disabilities, or the remaining member of a tenant family;

Two or more elderly or disabled persons living together, or one or more elderly or disabled persons living with one or more live-in aides are a family;

Two or more near-elderly persons living together, or one or more near-elderly persons living with one or more live-in aides.

The temporary absence of a child from the home due to placement in foster care shall not be considered in determining the family composition and family size.

Comment [13]: From Public Hearing Comments

Flat Rent

Rent which a Household can elect to pay for a Public Housing Unit, which is based on the estimated rental value of the unit as determined by Owner in accordance with 24 C.F.R. 960.253. Flat Rent will be designed so as not to create a disincentive for continued residency by families who are attempting to become economically self-sufficient through employment or who have attained a level of self-sufficiency through their own efforts, and in no event will the Flat Rent exceed the permissible rent under the LIHTC Program or such lower amount as may be required by the Ohio Housing Finance Agency (“OHFA”).

Head of Household

The individual who is legally responsible for the obligations of the Household under the Lease.

Household

An individual or Family who has been selected to live in, and has executed a Lease for, a housing unit at the Development. The term Household shall include only those individuals listed in the Lease and any Management-approved Live-In Aide, as defined below.

HUD

The United States Department of Housing and Urban Development.

Income-Based Rent

The highest of: (a) 30% of the Household’s Monthly Adjusted Income; or (b) 10% of the Household’s Monthly Income; or (c) if the tenant family is receiving payments for welfare assistance from a public agency and a part of such payments (adjusted in accordance with the

family's actual housing costs) is specifically designated by such agency to meet the family's housing costs, the portion of such payments which is so designated.

Lease

A lease agreement for a housing unit at the Development that has been executed by Management and by the Head of Household and ~~his or her spouse~~ (the "Co-Head of Household").

LIHTC Program

The Low Income Housing Tax Credit program, as set forth in Section 42 of the Code and all applicable regulations, all as amended from time to time.

LIHTC Unit

All 80 units in Phase ~~1 and 1~~, all 48 units at Phase ~~44~~, and all 50 units at EVS that are subject to the requirements of the LIHTC Program.

Live-In Aide

A person who resides with one or more Elderly, Near Elderly or Persons with Disabilities and (1) is determined by Management to be essential to the care and well-being of such residents and qualified to provide all necessary supportive services; (2) is not obligated to support such residents financially; and (3) would not be living in the unit except to provide the necessary supportive services, as per 24 CFR 5.403.

Management

The management agent appointed by Owner to operate the Development and administer this Policy. The initial management agent for ~~both~~ Phase ~~1 and 1~~, Phase ~~44~~, Phase 5 and EVS shall be ~~the Akron Metropolitan Housing Authority~~ AMHA.

Management Office

The office used by Management in operating the Development and administering this Policy.

Minimum Rent

The minimum amount of rent that a Household that has elected to pay Income-Based Rent must pay. The amount of Minimum Rent shall be \$50 per month in accordance with 24 CFR Part ~~5.630~~, 5.630, subject to modification by the Owner from time to time. The requirement to pay Minimum Rent is subject to the financial hardship provisions detailed in Section X.B of this Policy.

Monthly Adjusted Income

One-twelfth of Adjusted Income, as defined above.

Monthly Income

One-twelfth of Annual Income, as defined above.

Near-Elderly Family

~~A Family in which the Head of Household or Co-Head of Household, or sole member is a person~~

~~who is at least 50 years of age but below the age of 62; or a Family in which two or more persons are both at least 50 years of age but are both below the age of 62, living together; or in which there are one or more persons who are at least 50 years of age but below the age of 62 living with one or more Live In Aides.~~

~~A family whose head, spouse, or sole member is a person who is at least 50 years of age but below the age of 62; or two or more persons, who are at least 50 years of age but below the age of 62, living together; or one or more persons who are at least 50 years of age but below the age of 62 living with one or more live-in aides.~~

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Comment [14]: Public Hearing Comments

Non-Public Housing Unit

Any one of the 31 units in Phase ~~4 or 1~~, the 25 units in Phase ~~4~~, and the 30 units in EVS that are subject to all requirements of the LIHTC Program, but not of the public housing program, and the 12 units in Phase 5 that are subject to a HAP Contract but not the public housing program.

Overhoused

Any circumstance in which a Household occupies a unit with a greater number of bedrooms than are necessary to accommodate all members of the Household, according to standards described in this Policy and supported by HUD guidance.

Persons with Disabilities

A Person with Disabilities:

- (1) Means a person who: (i) Has a disability, as defined in 42 U.S.C. 423; (ii) Is determined, pursuant to HUD regulations, to have a physical, mental, or emotional impairment that: (A) Is expected to be of long-continued and indefinite duration; (B) Substantially impedes his or her ability to live independently, and (C) Is of such a nature that the ability to live independently could be improved by more suitable housing conditions; or (iii) Has a developmental disability as defined in 42 U.S.C. 6001.
- (2) Does not exclude persons who have the disease of acquired immunodeficiency syndrome or any conditions arising from the etiologic agent for acquired immunodeficiency syndrome;
- (3) For purposes of qualifying for low-income housing, does not include a person whose disability is based solely on any drug or alcohol dependence; and
- (4) Means "individual with handicaps," as defined in 24 C.F.R. 8.3, for purposes of reasonable accommodation and program accessibility for persons with disabilities.

Pre-Application Form

The initial application for housing at the Development, to be completed by each Applicant Household and submitted to the Management Office.

Prior Resident

A prospective tenant in the Development who was a tenant at the Edgewood Homes public housing community on October 25, ~~2005~~, 2005 or a tenant at the Raymond Berry Mallison public housing community on June 3, 2010. To be considered a Prior Resident for purposes of placement in the Development a tenant need not have been a Head of Household or Co-Head of

Household, but must have been a tenant named on a residential lease at Edgewood Homes who was in good standing at the time of displacement. Prior Residents will be given preference based on length of residence at Edgewood Homes, residents who were tenants at the subject site for longer periods of time being placed higher on the Waiting List. Any individual subsequently added to a lease in effect at Edgewood Homes on October 25, 2005 [or at Raymond Berry Mallison in effect on June 3, 2010](#) will be considered a Prior Resident. Prior Residents are subject to Program Preferences and must also meet the Eligibility Requirements and complete the Application Process as set forth in this Policy.

Program Preferences

An income-category placement preference designed to achieve the income-mixing goals of this Policy, and a preference for Working Families. These preferences are also called "local preferences" under HUD's regulations at 24 C.F.R. 960.206.

[**Project Based Voucher Units.** The 12 units in Phase 5 that are not public housing units, but are subsidized under a project-based voucher HAP Contract entered into under Section 8\(o\) of the Act.](#)

Public Housing Tenant Rent

The amount payable monthly by the Household to Owner as rent for the unit. Where all utilities (except telephone) and other essential housing services are supplied by the Owner, Public Housing Tenant Rent shall equal either Income-Based Rent or Flat Rent, as elected by the tenant. Where no such utilities or essential housing services are supplied by the Owner and the tenant has elected to pay Income-Based Rent, Public Housing Tenant Rent equals the tenant's Income-Based Rent less the Utility Allowance.

Public Housing Unit

Any one of the 49 units in Phase ~~4 or 1~~, the 23 units in Phase ~~4~~, [the 36 units in Phase 5 or the 20 units at EVS](#) that receives an operating subsidy and is operated as public housing in accordance with a Regulatory and Operating Agreement between the Owner and AMHA. ~~Any~~ Public Housing Units [in Phase 1, Phase 4, and EVS](#) will also be subject to all requirements of the LIHTC Program.

Reasonable Accommodation Policy

The policy adopted by Owner concerning the nature and extent of accommodations it will generally make to address any special needs of applicants or residents.

Remaining Member of a Household

Any member of a Household other than the Head (or Co-Head) of Household who is of legal age to enter into a Lease and remains in the unit after the Head (and Co-Head) of Household has vacated the unit for reasons other than termination of the Lease by Management. All Remaining Members of a Household aged eighteen (18) years of age or older will be responsible for any existing non-payment of rent as a condition of continued occupancy.

[**Smoking**](#)

The term smoking means inhaling, exhaling, burning or carrying any lighted cigar, cigarette, pipe or other tobacco products or plants in any manner, in any form.

Substantial Cause

Substantial and valid reasons for rejecting a unit relating to the health or welfare of the Applicant Household or for other substantial reasons. Management will determine whether the reasons for rejecting the unit are substantial and valid.

Smoking

~~The term smoking means inhaling, exhaling, burning or carrying any lighted cigar, cigarette, pipe or other tobacco products or plants in any manner, in any form.~~

Underhoused

Any circumstance in which a Household occupies a unit with an insufficient number of bedrooms to accommodate all members of the Household, according to standards described in this Policy and supported by HUD guidance.

Utility Allowance

Owner's estimate of the monthly cost of the reasonable consumption of utilities and other housing services (except telephone) by an energy-conservative household of modest circumstances consistent with the requirements of a safe, sanitary and healthful living environment.

Veteran

A person who has served in the active military or naval service of the United States, and who was discharged or released therefrom under conditions other than dishonorable. A person who served as a member of the United States merchant marine and to whom either of the following applies:

the person has an honorable report of separation from active duty military service, form DD214 or DD215.

the person served in the United States merchant marine between December 7, 1941, and December 31, 1946, and died on active duty while serving in a war zone during that period of service.

United States merchant marine includes the United States army transport service and the United States naval transport service.

Waiting List

The site-based (sub-jurisdictional) waiting list maintained by Management and applicable only to the Development. Phase ~~1 and 1~~, Phase 4 and EVS shall operate upon a single site-based waiting list, Phase 5 shall operate upon a separate site-based waiting list for Near-Elderly and Elderly Families (as approved by HUD in AMHA's Designated Housing Plan).

Waiting List Number

The number indicating an Applicant Household's position on the Waiting List, based on Prior Resident status and all applicable Program Preferences.

Working Family

“Working Family” shall have the meaning set forth in Section III.D.1.

II. CIVIL RIGHTS COMPLIANCE

- A. **Nondiscrimination.** The Development shall be operated at all times in accordance with the requirements of the following, as the same may be amended from time to time: (a) The Fair Housing Act, 42 U.S.C. 3601-19, and regulations issued thereunder, 24 CFR Part 100; (b) Executive Order 11063 (Equal Opportunity in Housing) and regulations issued thereunder, 24 CFR Part 107; (c) The fair housing poster regulations, 24 CFR Part 110, and advertising guidelines, 24 CFR Part 109; (d) Title VI of the Civil Rights Act of 1964, 42 U.S.C. 2000d, and regulations issued thereunder relating to nondiscrimination in housing, 24 CFR Part 1; (e) Age Discrimination Act of 1975, 42 U.S.C. 6101-07, and regulations issued thereunder, 24 CFR Part 146; (f) Section 504 of the Rehabilitation Act of 1973, 29 U.S.C. 794, and regulations issued thereunder, 24 CFR Part 8; (g) The Americans with Disabilities Act, 42 U.S.C. 12181-89, and regulations issued thereunder, 28 CFR Part 36; (h) Section 3 of the Housing and Urban Development Act of 1968, 12 U.S.C. 1701u, and its implementing regulations of 24 CFR Part 135; (g) Section 3 of the Housing and Community Development Act of 1968, as amended; (h) Ohio fair housing laws; and (i) any legislation protecting the individual rights of tenants, applicants or staff that may subsequently be enacted.

The Owner and Management will not, on the basis of race, color, sex, familial status, religion or creed, disability, marital status, ~~or~~ national origin, military status, ancestry, sexual orientation, or gender identity:

Comment [15]: Public Hearing Comments

1. Deny to anyone the opportunity to apply for housing, nor deny to any qualified applicant the opportunity to lease housing suitable to its needs.
2. Provide housing that is different from that provided to others. However, the Owner and Management are required by law to provide persons with disabilities with housing that is appropriate for their needs.
3. Subject a person to segregation or disparate treatment.
4. Restrict a person's access to any benefit enjoyed by others in connection with the housing program.
5. Treat a person differently in determining eligibility or other requirements for admission.
6. Deny a person access to the same level of services.
7. Deny a person the opportunity to participate in a planning or advisory group which is an integral part of the housing program.

Admission shall not be automatically denied to an otherwise qualified Applicant Household because of its membership in a group to which negative behavior may be imputed. Members of each Applicant Household will be considered based on their individual attributes or behavior.

B. Reasonable Accommodation Policy. To assure compliance with the Fair Housing Act, Section 504 of the Rehabilitation Act ("Section 504") and the applicable provisions of the Americans with Disabilities Act (the "ADA"), Management maintains a Reasonable Accommodation Policy, attached to this Policy as Exhibit C. The Reasonable Accommodation Policy provides for reasonable modifications to rules, policies, practices and services or make structural alterations when necessary to afford a qualified individual applicant or resident with disabilities an equal opportunity to use and enjoy a dwelling and participate in the housing, programs and services available at the Development. An accommodation will not be considered reasonable if it constitutes a fundamental alteration of the provider's program, or creates an undue financial or administrative burden. Non-subsidized tenants may be required to pay for modifications and any costs to restore the unit. The Reasonable Accommodation Policy includes the following elements:

1. Reasonable accommodations will be made at the request of applicants and residents with disabilities to ensure the opportunity for equal access to housing, benefits and services.
2. At the time of initial application and at any recertification, a notice will be

provided to each applicant or resident that describes Section 504 requirements, including the right to request a reasonable accommodation.

3. Intake, screening, recertification and other meetings will be conducted at accessible locations.
4. Forms and other documents to be completed by applicants will be available in accessible formats. Sign language interpreters and other auxiliary aides will be provided if requested by the individual with disabilities.
5. Any applicant or resident, whether or not a person with disabilities, may be assisted by a family member, friend or advocate in interviews and meetings with Management, and in the completion of written forms. Upon request, Management will help an individual complete written forms or explain written materials orally.
6. An individual requesting a reasonable accommodation may be required to verify the existence of a disability, as defined by Section 504, ~~the Fair Housing Amendments Act, and/or~~ the ADA, and may also be required to document the relationship between the accommodation and the handicap or disability upon request.

7. Once an individual or family accepts a unit that meets the AMHA-approved reasonable accommodation and the needs of the disabled person, AMHA will not approve an additional relocation or transfer ~~their reasonable accommodation need(s) there will be no alterations or transfer accepted unless there is a substantiated change in the disability or a subsequent diagnosis that was not the basis for the previous AMHA-approved reasonable accommodation. a new condition that is qualified under the ADA.~~

- C. **People with Limited English Proficiency.** The Owner and Management will take reasonable steps including available community resources such as the University of Akron, the International Institute and available computer-based interpretive applications to ensure meaningful access to the housing and services available at the Development by people of limited English-speaking proficiency, in compliance with current federal mandates. In designing and implementing these steps, the Owner will take into account:

Subsidized Tenants:

Comment [16]: Public Hearing Comments

1. The number of people with limited English-speaking proficiency who are likely to come into contact with the housing and services at the Development, including the populations of people identified in the Affirmative Fair Housing Marketing Plan approved by HUD in connection with the Development.
2. The frequency with which such people will come into contact with Management and service providers at the Development.
3. The importance of the particular activity, service or interaction with an applicant or resident.
4. The resources available and the costs of taking the steps.

Non-Subsidized Tenants:

The Development is not required to pay costs associated with providing a foreign language interpreter. The Owner will, however, arrange for service providers to be made available to assist in completing the application and certification process when Limited English Proficient (LEP) individuals who need language assistant or persons with literacy barriers are identified.

- D. Affirmative Marketing.** Owner and Management will conduct affirmative marketing as required by the Ohio Department of Development (Form AFHM-98).

III. ELIGIBILITY REQUIREMENTS

- A. Initial Occupancy of Public Housing Units.** To be eligible for admission into a Public Housing Unit at the Development, each Applicant Household must meet the following criteria:
1. The Applicant Household is a Family (as defined above) or a single person.
 2. Each member of the Applicant Household is a citizen of the United States or a non-citizen with eligible immigration status, as defined by HUD (see 24 C.F.R. 5.500 *et seq.*).
 3. The Annual Income does not exceed any limits set by HUD (as described at 24 C.F.R. 5.609), as amended from time to time, or set under the LIHTC Program.
 4. Each member of the Applicant Household must have a Social Security number or certify that no such number has been assigned.
 5. ~~During~~For Phases 1 and 4 and EVS, during the LIHTC compliance period,

meet the income eligibility requirements for admission to the LIHTC Units as described in this Policy.

6. For Phase 5, the Applicant Household is an Elderly Family or Near-Elderly Family as required under AMHA's HUD approved Designated Housing Plan

B. Initial Occupancy of LIHTC Units. During the LIHTC compliance period, for admission to the LIHTC Units, an applicant household must:

1. Meet the income standards required by the Ohio Housing Finance Agency ("OHFA") under which 100% of the LIHTC Units must be rented to families whose incomes are at 60% or less of Area Median Income ("AMI") at initial occupancy.
2. Not consist entirely of full-time students, unless (i) a member of the household receives assistance under a federal state or local job training program; (ii) a member of the household receives Temporary Assistance to Needy Families (TANF); (iii) the household consists of a single parent and his or her children, and the parent and children are not tax dependents of another person; or (iv) the household consists solely of a married couple that files a joint tax return.
3. Use the unit only as a private dwelling for the household, and not for business or other purposes; except that, with the prior permission of the Owner, a family may use the unit for incidental purposes related to his or her trade or business, as long as the incidental use complies with local zoning laws, building codes, applicable health and safety laws, and applicable laws for the regulation of business.

C. Increase in Household Income after Initial Occupancy of LIHTC Units.

1. A family residing in a LIHTC Unit must continue to meet the LIHTC eligibility criteria set forth in this section during occupancy. Notwithstanding an increase in the income of the occupants of an LIHTC Unit to a level above the income limitations applicable under Section III.B.1, such unit may continue to be treated as an LIHTC Unit if the income of such Household initially met such income limitations and the Household's income has not risen above 140% of 60% of AMI (the "Tax Credit Rent Ceiling"). In the event the income of occupants of an LIHTC Unit has risen above the Tax Credit Rent Ceiling, the occupants of such unit shall vacate the unit at the end of the lease term.

D. Additional Eligibility Requirements.

In addition, to be eligible for admission into any of the Public Housing and Non-Public Housing Units every Applicant Household must:

1. Be a “Working Family.” This criterion can be satisfied in any of the following ways:
 - a. The Applicant Household can certify that, at the time the preference is claimed and upon admission to a unit, the Head of Household or Co-Head of Household is employed full or part-time (at least 20 hours per week) and can verify income from such employment while on the Waiting List. The amount of income earned shall not be a factor in granting this preference.
 - b. The Head (or Co-Head) of the Applicant Household is age 62 or older, or is receiving social security disability, SSI (Supplemental Security Income) disability benefits, or any other payments based on an individual's inability to work due to a disability, as defined in Section 223 of the Social Security Act.
 - c. The Applicant Household can certify that, at the time the preference is claimed and upon admission to a unit, the Head of Household or Co-Head of Household:
 - (i) Has, within one (1) year of the claim date, graduated from or successfully completed a program of post-secondary education, vocational skills training or on-the-job training acceptable to Owner, and is currently engaged in an active search for employment; or
 - (ii) Is unemployed, but was employed for a sum of six (6) months of the prior twelve (12) months or a sum of three (3) years of the prior five (5) years, and is currently engaged in an active search for employment;
 - (iii) Was discharged from military service, within one (1) year prior to the claim date, under honorable conditions (i.e., an honorable or a general discharge) after more than one (1) year of service, and is currently engaged in an active search for employment; or
 - (iv) Is unemployed, but has been enrolled in the ~~community~~[Community](#) and ~~social-services~~[Supportive Services](#) program offered at the Development (the “CSS Program”) for at least three months prior to the date of application, or, if enrolled for less than three months, was employed immediately prior to enrolling in the program for at least the time periods set forth in this section.

Participation in the public housing Family Self-Sufficiency (FSS) program will suffice to meet this requirement as long as the participant is in good standing with FSS requirements.

- d. The Lease will contain provisions regarding continued compliance with work and/or self-sufficiency requirements throughout the term of the Lease. If an Applicant Family is applying for admission into a Non-Public Housing Unit, enrollment in the CSS Program shall not be available as an alternative to the working requirements set forth in this Policy.
2. Meet the Tenant Selection Criteria found in this Policy.

3. Pass the criminal background screening as follows:

- a. **Screening for Drug Abuse and Other Criminal Activity**

In an effort to prevent drug related and other criminal activity, as well as other patterns of behavior that pose a threat to the health, safety or the right to peaceful enjoyment of the premises by other residents, the [PHA Management](#) will endeavor to screen applicants as thoroughly and fairly as possible.

If in the past the [PHA Management](#) initiated a lease termination, which may or may not have resulted in eviction for any reason cited under the Screening and Eviction for Drug Abuse and Other Criminal Activity Notice, for a family, as a prior resident of public housing, the [PHA Management](#) shall have the discretion to consider all circumstances of the case regarding the extent of participation by non-involved family members.

- b. **FBI and Law Enforcement Records**

The [PHA Management](#) will check criminal history for all adults in the household to determine whether any member of the family has engaged in violent or drug-related criminal activity.

The [PHA Management](#) will check criminal history for all adults in the household to determine whether any member of the family is subject to a lifetime sex offender registration requirement.

Verification of any past activity will be done prior to final eligibility and will include a check of conviction records.

The PHA Management has contracted with the State of Ohio, Highway Patrol, Bureau of Criminal Investigation, an FBI approved channeling agent, to process and funnel requests in order to obtain National Crime Information Center (NCIC) data for the purpose of accessing FBI criminal records.

If the channeling agency indicates to the PHA Management that there is a criminal history record indexed in the Interstate Identification Index, which might belong to the applicant, the PHA Management must submit an applicant fingerprint card to the FBI through the appropriate channel in order to verify whether the criminal record is in fact the applicant's. Should the applicant instead elect to withdraw their application, no further action will be necessary.

c. **Standard for Violation**

Persons evicted from public housing, Indian housing, Section 23, or any Section 8 program because of ~~Drug~~ drug related criminal activity are ineligible for admission to Public Housing for a three- (3) year period beginning on the date of such eviction.

The PHA Management will admit the household if the PHA Management determines:

The person demonstrates successful completion of a rehabilitation program approved by the PHA Management, or

The circumstances leading to the eviction no longer exist. For example, the individual involved in drugs is no longer in the household because the person has died or is imprisoned.

d. **Permanent Denial of Admission**

The PHA Management will permanently deny admission to public housing persons convicted of manufacturing or producing methamphetamine on the premises of a federally assisted housing project in violation of any Federal or State law. "Premises" is defined as the building or complex in which the dwelling unit is located, including common areas and grounds. The PHA Management will not waive this requirement.

e. **Prohibition on Persons Subject to Sex Offender Registration Requirement**

1. The PHA Management will permanently deny admission to public housing to any family in which a family member is subject to a lifetime sex offender registration requirement. This provision will not be waived.
2. Persons who have been found to be a sexual offender and subject to registration for a less than life time term are not eligible for housing until the time period for registration expires.

The PHA Management shall perform necessary criminal history background checks in the State where the housing is located and in any other States where household members are known to have resided.

f. **CRITERIA FOR HOUSING APPLICANTS
AND HOUSEHOLD MEMBERS WITH CRIMINAL
CONVICTIONS**

Drug Offense Convictions without Evidence of Rehabilitation or Recovery

Not suitable for housing

Other Than Drug Convictions

Violent Felony Criminal Convictions:

Suitable for housing if there are no convictions, felony or misdemeanor, seven (7) years after termination of sentence or probation or final release from parole.

Non-violent Felony Criminal Convictions:

Suitable for housing if there are no convictions, felony or misdemeanor, three (3) years after termination of sentence or probation or final release from parole.

Criminal Convictions for Violent Misdemeanor:

Suitable for housing if there are no convictions, felony or misdemeanor, five (5) years after termination of sentence or probation or final release from parole.

Criminal Convictions for Non-violent Misdemeanor:

Suitable for housing if there are no convictions, felony or misdemeanor, eighteen (18) months after termination or sentence or probation or final release from parole.

Criminal Convictions of Disorderly Conduct by Reason of Intoxication

Applicant will need to show evidence of rehabilitation

Traffic Offenses

Do not apply. Except repeated ~~DUIs~~ DUIs or DWIs, unless the applicant can show evidence of rehabilitation and recovery.

g. **Evidence of Rehabilitation**

Evidence of rehabilitation shall include completion of rehabilitation through a recognized rehabilitation program and evidence of abstinence, subject to appropriate use of the [PHA Management](#)'s discretion and consistent with other screening criteria. The [PHA Management](#)'s discretion shall not exceed five (5) years.

~~h.~~ **Note for all of the above categories:**

In the event of the receipt of unfavorable information with respect to an applicant, consideration shall be given to the time, nature and extent of the applicant's conduct and to factors which might indicate a reasonable probability of favorable future conduct. The [HAAMHA](#) will consider evidence of the family's willingness to attempt to increase family income and the availability of training or employment programs in the locality.

i. **Notification of Unsuitability**

If an applicant is deemed unsuitable for the Conventional Public Housing program as a result of the pre-placement review, the applicant will be informed of this, in writing. The notification will advise the applicant of the reason for the determination and of the right to an informal hearing as outlined in Chapter 14 of this policy, concerning the Complaints, Grievances and Appeals. An applicant who is deemed unsuitable as a result of this review can still be considered eligible for the Section 8 certificate/voucher program.

j. **Evidence**

The [HAAMHA](#) must have evidence of the violation.

"Preponderance of evidence" is defined as evidence which is of greater weight or more convincing than the evidence which is offered in opposition to it; that is, evidence which as a whole shows that the fact sought to be proved is more probable than not. The intent is not to prove criminal liability, but to establish that the act(s) occurred.

Preponderance of evidence is not to be determined by the number of witnesses, but by the greater weight of all evidence.

"Credible evidence" may be obtained from police and/or court records. Testimony from neighbors, when combined with other factual evidence, can be considered credible evidence. Other credible evidence includes documentation of drug raids or arrest warrants, evidence gathered by [PHA Management](#) inspectors and/or investigators, and evidence gathered from the [PHAAMHA](#) Hotline.

The ~~PHA~~[Management](#) may pursue fact-finding efforts as needed to obtain credible evidence.

4. Pass screening for suitability.

~~a.~~ a. If the family has been evicted from ~~the PHA~~[any AMHA development](#) for any lease violation, other than ~~Drug~~[drug](#) related criminal activity (see Standard of Violation page 2-8), the applicant will be deemed unsuitable for at least one year.

b. An applicant's intentional misrepresentation of any information related to eligibility, award of preference for admission, housing history, allowances, family composition or rent will result in denial of admission. If the applicant file has been withdrawn for misrepresentation, on any of the application information, the applicant must wait a minimum of six (6) months (from the date the application was withdrawn) to reapply for housing.

5. **Victims of Violent Crimes.** No applicant for public housing who has been a victim of domestic violence, or stalking shall be denied admission into the program if they are otherwise qualified ~~-in accordance with the~~ [Violence Against Women Act](#).

6. For Phase 5, all applicants must be Elderly or Near Elderly Families.

E. **HOME-Assisted Units.** Twenty (20) of the Public Housing Units in Phase 1 and ~~ten~~[thirteen](#) (~~10~~[13](#)) Non-Public Housing Units in Phase 4 shall be HOME-assisted units as described at 24 CFR §92.252. The HOME-assistance requirements require that at least four (4) units in Phase 1 and ~~two~~[three](#) (~~2~~[3](#)) units in Phase 4 be occupied by households with incomes at or below 50% of AMI (Very Low-Income HOME Units).

IV. SELECTION PREFERENCES

An admission preference does not guarantee admission. Preferences establish the order of placement on the waiting list. Every applicant must still meet Management's selection criteria before being offered a unit.

A. **Income Eligibility.** The Owner intends that the Development will be a mixed-income community, whose Households have incomes (upon admission to the Development) that will not exceed 60% of Area Median Income. As mentioned in Section III(E) above, the Phase 1 will include 4 Very-Low Income HOME Units and Phase 4 will include [23](#) Very-Low Income HOME Units. All income and asset verifications will be processed as described in Section IX of this document "Condition for Continued Occupancy."

With the exception of the Public Housing units, all households must meet the minimum income guidelines as well.

Comment [17]: Clarify income guidelines

B. **Prior Residents.** At initial lease-up of the Development and thereafter as vacancies occur, Prior Residents meeting the eligibility criteria set forth in this Policy will have priority over applicants who are not Prior Residents. Prior Residents who were tenants at the site for longer periods of time will have priority over Prior Residents who were tenants at the site for shorter periods of time.

C. **Veteran Preference.** Provided to ~~families of households that include~~ veterans and persons serving in the active military or naval service of the United States, including ~~families the spouse or guardian of minor children~~ of deceased veterans or deceased persons who were so serving at the time of death.

Comment [18]: Public Hearing Comments

As used in this section: “Veteran” has the same meaning as assigned by the Ohio Revised Code 5901.01, which means either of the following:

- a. A former member of the armed forces of the United States who served on active military duty and received an honorable discharge or honorable separation, a member of the armed forces of the United States who died on active military duty, or a member of the armed forces of the United States missing in action more than ninety days; or
- b. A member of the United States merchant marine to whom either of the following applies:
 - i. the member has an honorable report of separation from active duty military service, form DD214 or DD215.
 - ii. the member served in the United States merchant marine between December 7, 1941, and December 31, 1946, and died on active duty while serving in a war zone during that period of service.
 - iii. “United States merchant marine” includes the United States army transport service and the United States naval transport service

D. **Rent Burden Preference.** Provided for families paying more than 30% of their income for rent and utilities commencing before they were selected from the waiting list and continuing through the verification of preference.

For purposes of the preference, “Family Income” is Gross Monthly Income as defined in the regulations.

“Rent” is defined as the actual amount due under a lease or occupancy agreement calculated on a monthly basis without regard to the amount actually paid, plus the monthly amount of the tenant supplied utilities which can be either:

The ~~PHA~~AMHA’s reasonable estimate of the cost of such utilities, using the

~~Section 8~~ Housing Choice Voucher Program Utility Allowance Schedule; or

The average monthly payments the family actually made for these utilities in the most recent 12-month period, or if information is not obtainable for the entire period, the average of at least the past three months.

An applicant family may choose which method to use to calculate utility expenses. Any amounts paid to or on behalf of a family under any energy assistance program must be subtracted from the total rent burden if included in Family Income.

To qualify for the Rent Burden preference, the applicant must pay rent directly to the landlord or agent.

If the applicant pays their share of rent to a cohabitant and is not named on the leases, the ~~PHA~~ AMHA will require both verification from the Landlord that the applicant resides in the unit, and verification from the cohabitant of the amount of rent paid by the applicant.

If the applicant is subletting, the lessor must have the legal right to sublet.

Members of a cooperative are “renters” for the purposes of qualifying for the preference. In this case, “Rent” would mean the charges under the occupancy agreement.

E. ~~Elderly Preference.~~ For Phase 5 only, qualified Elderly Families shall be given a preference over Near Elderly Families. This preference shall be verified by records of birth.

E. ~~E-Application of Preferences.~~ Applicant Households may qualify and apply for all preferences, independently of one another, or they may qualify and apply for more than one if appropriate. Priority will be given to Prior Residents over all Applicant Households not qualifying as Prior Residents as set forth above. Applicant Households will be placed on the portion of the Waiting List corresponding to any applicable preference in accordance with the date and time of their application and the Family's required bedroom size. However, no Applicant Household will be permitted to retain its position on any portion of the Waiting List if it rejects an appropriate unit, unless such rejection was for Substantial Cause, in which event such rejection will not affect the Applicant Household's position on the Waiting List. Notwithstanding the foregoing, if an Applicant Household has previously rejected two offers of a suitable vacant unit for Substantial Cause, upon the third rejection, even if such rejection is for Substantial Cause, the household will be moved to the bottom of all applicable portions of the Waiting List, and, if the household was entitled to a Prior Resident preference, the household shall no longer be entitled to such preference.

FG. ~~Order of Selection.~~ The ~~PHA~~ AMHA has established the following local admissions preferences for general occupancy (family) developments:

Date and time of receipt of a completed application and

The ~~PHA~~ AMHA has established the following system to apply local preferences:

Local preferences will be aggregated using the following system:

Each preference is assigned points as listed below. The more preference points an applicant has, the higher the applicant's place on the waiting list.

Prior Resident Preference: 7 point

Income: 5 points

Rent Burden or Homeless Preference: 4 points

Veteran Preference: 2 points

For Phase 5, which is an elderly development, Elderly Families will have an absolute preference over Near-Elderly Families.

V. HOUSEHOLD AND UNIT SIZE CRITERIA

A. Unit Size.

1. No more than two (2) persons will be required to occupy a bedroom in an LIHTC Unit.
2. Unrelated persons, persons of different generations, or persons of the opposite sex will not be required to share a bedroom in such a unit, unless:
 - a. The Applicant Household elects to do so with the approval of Management, and
 - b. The persons who would be sharing the bedroom are eighteen (18) and older or six (6) and younger.
3. A husband and wife will be expected to share a bedroom, as will dependent children of the same sex.
4. In selecting an appropriate unit size for a Household or an Applicant Household, Management will balance the need to avoid overcrowding against the need to avoid overhousing and to maximize use of space, in keeping with the above guidelines and the general standard illustrated below:

Number of Bedrooms	Number of Persons Minimum	Number of Persons Maximum
1	1	2
2	2	4
3	3	6
4	4	8

5. For the purpose of determining unit size at move-in, Management will count all full-time members of the Applicant Household listed on the Pre-

Application Form (or in the case of a Prior Resident, on a Re-Admission Form), including any Live-In Aides and all children expected to reside in the unit (including those whom an adult in the household is adopting or acquiring legal guardianship of, who are temporarily absent due to placement in foster care or who are away at school, or who will be born to pregnant women in the household).

6. If an Applicant Household qualifies for more than one unit size based on the number of persons in the Household, the Household may elect to have unrelated persons or persons of different generations or of the opposite sex share a bedroom to qualify for a unit with the lower number of bedrooms. The Household may elect (a) to be placed on the portion of the Waiting List for units with the lower number of bedrooms only; (b) to be placed on the portion of the Waiting List for units with the higher number of bedrooms only; or (c) to be placed on both such portions of the Waiting List. If an Applicant Household chooses to be placed on both such portions of the Waiting List, rejection of a unit due to preference for a unit of the other size shall not be considered rejection for Substantial Cause.
7. When a family is actually offered a unit, if it no longer qualifies for the unit size where it was sublisted, it will be moved to the appropriate sublist, retaining its preferences and date and time of application. This may mean that the family may have to wait longer for a unit offer.

- B. Live-In Aides.** Elderly, Near-Elderly, or Disabled Families may occupy a unit with an additional bedroom (to the extent available) when a bedroom is needed for a Live-In Aide, as long as the Household or Applicant Household provides written documentation from a physician to demonstrate the need for the Live-In Aide and the fact that the existence of a Live-In Aide would enable the Household to comply with the terms of the Lease. Any Live-In Aide must meet the Eligibility Requirements and Tenant Selection Criteria set forth in this Policy and must be approved by Management, after ~~regular applicant~~ screening (as described below) and a review of the Live-In Aide's housing and employment references. If Management determines that a proposed Live-In Aide is not suitable for residency at the Development, the Household or Applicant Household may propose an alternate Live-In Aide, or request an informal hearing of Management's decision through the Grievance Procedure for the Development.

Upon approval for a Household to include a Live-In Aide, the Household has no more than sixty (60) days to identify an approvable Live-In Aide. Accommodation for an additional bedroom will not be made until the Live-In Aide becomes part of the household.

If approved by Management, each Live-In Aide must sign an agreement to abide by all rules and regulations of the Development. In no event, however, will a

Live-In Aide be party to the Lease or be considered a Remaining Member of the Household. Therefore, the income of a Live-In Aide will not be used in calculating the Annual Income of the Household and, in the event that the member of the Household assisted by the Live-In Aide vacates the unit for any reason, the Live-In Aide will have no right to stay in the unit and must vacate immediately.

C. Accessible Units.

1. Any unit that has been modified to be accessible ~~to an Elderly or Disabled Family~~ will be offered first to any current resident of the Development who needs the special features of the unit and who is presently residing in a unit in the Development that lacks such features (and in the case of Phase 5 is also an Elderly or Near-Elderly Family). If no current resident has a need for the accessible unit, it will be offered to a qualified applicant on the waiting list who needs such special features.
2. When offering an accessible or adaptable unit to a non-disabled applicant, Management will require the applicant to agree to move within 30 days to an available non-accessible unit in the Development when a current resident or a qualified ~~Elderly applicant or applicant who is a Person with Disabilities~~ needs the unit. This requirement will be reflected in the non-disabled applicant's Lease.
3. Similarly, if a Household member needing special features vacates an accessible unit, the Remaining Member(s) of the Household will be required to move to a different unit in the Development as soon as there is a qualified applicant or resident who needs such accessible unit.
4. A Disabled, Near-Elderly or Elderly Family may elect to move into a unit that lacks features making it accessible if no accessible units are available.

VI. PRELIMINARY APPLICATION PROCESS

Owner will accept applications for housing at the Development in a two-(2) step process. The first step of the process will be a Preliminary Application, as described below. The second step will be a Final Eligibility Determination, after screening by Management, as described in Section VII.D below.

A. Preliminary Application.

1. An applicant for housing at the Development may either call, visit or write to the Management Office to get a pre-application packet, which will include a notice of applicant's right to request a reasonable accommodation, a Pre-Application Form, including the release for the criminal background check and landlord reference(s) for all adult members of the household, and descriptive information about the Development and eligibility for housing at

the Development.

2. The Pre-Application Form will require information on the names, ages and relationship of all members of the Applicant Household, the applicant's telephone number, the source and amount of the Household's Annual Income, the citizenship and student status of all members of the Applicant Household, the Social Security numbers of all members of the Applicant Household, the unit size requested, and whether the Applicant Household is requesting an accessible unit. Copies of social security cards and birth certificates are required for all household members at this time as well as copies of photo identification cards for all household members 18 years and older.
3. Applicants may complete the Pre-Application Form at the Management Office or return it by mail.
4. Management will notify all applicants of the right to request assistance in completing the Form and Management will provide such reasonable accommodation and assistance requested.
5. When a completed Pre-Application Form is received by the Management Office, Management will assign it an identifying number, for administrative purposes only, for the period in which the application is valid; this number does not indicate placement or position on the Waiting List.
6. The Pre-Application Form will also be time and date-stamped, to determine its priority on the Waiting List.
7. No Pre-Application Form will be date and time-stamped unless it is complete on submission.
8. The Pre-Application Form will be reviewed to consider the following, for purposes of determining the Applicant Household's eligibility for housing at the Development (subject to later verification as provided in Section VII.D. below):
 - a. If the composition of the Applicant Household constitutes a Family as set forth in Section I of this Policy.
 - b. If each member of the Applicant Household is a U.S. citizen or a non-citizen with eligible immigration status, as defined by HUD.
 - c. If the Applicant Household is eligible for a Public Housing and/or LIHTC Unit based on the income information reported in the Pre-Application Form.

- d. If each member of the Applicant Household has a Social Security number, or has certified that no such number has been assigned, and has signed the required forms for release of information.
 - e. If the Applicant Household is a Working Family.
 - f. If the size of the Applicant Household reported on the Pre-Application Form can be accommodated in any unit at the Development, in accordance with the Occupancy Guidelines outlined in Section V of this Policy.
9. If the application indicates that the Applicant Household does not meet these basic eligibility factors, the Pre-Application Form will be rejected. Management will send the applicant a letter listing the reason(s) for this rejection, and notify the applicant of the right to request an informal review of the decision, in accordance with the Grievance Procedure for the Development.
10. Alternatively, if the Applicant Household qualifies under these preliminary review guidelines, the Pre-Application Form will be accepted and Management will determine to which sections of the Waiting List the Applicant Household should be assigned, as described below.

VII. TENANT SELECTION AND ASSIGNMENT PLAN

- A. **Operation of Waiting List.** Management will maintain ~~at two~~ separate, site-based waiting ~~list that is specific to the Development (lists, one for Phases 1, 4 and EVS and one for Phase 5 (collectively~~ the “Waiting List”). To be placed on the Waiting List, an Applicant Household must file a Pre-Application Form that is separate from any application for housing at any other public or tax-credit housing in the area.
1. **Assignment to Waiting List.** The Waiting List will be divided into several different sections, corresponding to the Program Preferences set forth in this Policy and unit features (i.e., sections for income eligibility and size of unit in the Development, and for the accessible units in the Development). Based on the information provided in any accepted Pre-Application Form (subject to later verification) Management will determine to which sections of the Waiting List an Applicant Household should be assigned, as follows:
- a. Based on information provided in the Pre-Application Form, Management will assign a Prior Resident Preference to the Applicant Household, if applicable.
 - b. Based on the Applicant Household’s Annual Income and employment status, as reported on the Pre-Application Form,

Management will assign the household any appropriate income eligibility preference.

- c. Based on the Applicant Household's composition and size, and the Occupancy Guidelines outlined in this Policy, Management will assign the Applicant Household to the portion of the Waiting List corresponding to an appropriately sized unit (subject to the provisions of Section V.A, permitting the Applicant Household to make certain elections regarding the Household's placement on the portion of the Waiting List for particular unit sizes).
- d. If the Applicant Household has requested an accessible housing unit, Management will ~~assign the Applicant Household to the portion of~~ ensure that this accommodation request is noted on the Waiting List corresponding to accessible units.

A final determination of whether an Applicant Household may occupy a unit at the Development will be made after verification of the information reported on the Pre-Application Form, full screening with respect to the Owner's Tenant Selection Criteria, and an interview with Management, all as part of the Final Eligibility Determination set forth below.

2. **Updating the Waiting List.** The Waiting List for the Development will be updated at least annually. Management will send a letter and a notice requesting confirmation of Applicant Household's intent to remain on the Waiting List to each Applicant Household on the Waiting List (a "Reply Card"). The Reply Card must be returned within ~~fifteen~~ ten (15/10) days after the date the letter was mailed. If no Reply Card is returned, Management will place the Pre-Application Form in the inactive file, remove the Applicant Household from the Waiting List, ~~and notify the household in writing that it has been removed;~~ no further notification will be sent as the reply card will indicate that failure to respond will result in removal from the Waiting List.
3. **Removing Applicant Names from the Waiting List.** To ensure vacant units are filled in a timely manner, Management needs a waiting list that is accurate. While each applicant must keep Management apprised of changes in address, phone number, income or other circumstances, no applicant shall be removed from the waiting list except when one of the following situations occurs:
 - a. The applicant receives and accepts an offer of housing;
 - b. The applicant requests that his/her name be removed from the waiting list;
 - c. The applicant is rejected, either because he/she is ineligible for

public housing at the time of certification, or because he/she fails to meet the Eligibility or Tenant Selection Criteria, as set forth in this policy; or

- d. The application is withdrawn because the Management attempted to contact the applicant and was unable to do so. However, if persons fail to respond to Management's attempts to contact them because of verified situations related to a disability, such persons will be entitled to reasonable accommodation, and Management will reinstate such individuals to their former waiting list positions.

- 4. **Closing the Waiting List.** If any portion of the Waiting List is determined to be insufficient, Management may close the list for such units to new applicants.

5. **Reopening the Waiting List.** When the annual review of projected turnover demonstrates that any section of the Waiting List has insufficient applicants, such portion of the Waiting List will be reopened. Management will post a notice in the Management Office and at the office of AMHA, and publish a notice in area publications in concert with the Affirmative Marketing Plan.

B. Order of Selection and Transfers.

1. **Transfers.** Transfers will be made from one unit to another within the Development (or, where a transfer is necessary and cannot be accommodated by unit sizes within the Development, to another unit in the inventory of AMHA, to the extent permitted by it), subject to all existing Federal, state and local laws, including the civil rights laws set forth in Section II. A transfer may be necessary or voluntary. Necessary transfers will have priority over new admissions. Voluntary transfers are subject to a determination of “good cause” by Management and are only permissible after a Household has occupied a unit at the Development for at least one year. Households may transfer between Phase ~~1 and 1~~, Phase ~~4-4~~ and EVS, however Management shall require the Household to sign a new lease with the appropriate Owner. [Households may transfer to Phase 5 if the household qualifies as an Elderly or Near-Elderly Family.](#)
 - a. **Transfer Requirements.** To qualify for a transfer, a Household must meet the following conditions:
 - (i) All members of the Household appear on the Lease;
 - (ii) All members of the Household have completed the annual re-examination and are certified as eligible for continued occupancy; and
 - (iii) The Household is in material compliance with all terms of the Lease.
 - b. **Necessary transfers.** Necessary transfers will be made to:
 - (i) Address emergency conditions (i.e., conditions that pose imminent danger to a resident’s life, health or safety);
 - (ii) Permit the use of a unit with special features by a resident or applicant whose disability requires a unit with such features;
 - (iii) Correct overhousing or underhousing;

- (iv) Allow the Owner to make major repairs or renovations.

If Management determines that it must make a necessary transfer, it will send the Household written notice of the proposed transfer, explaining the reason for the transfer and the Household's rights to a conference with Management, in accordance with the Owner's Grievance Procedure. A Household may refuse transfer to another unit offered by Management one (1) time for Substantial Cause that is documented and acceptable to Management. If the Household refuses a second offer, Management may terminate the Household's Lease.

c. **Voluntary Transfers.**

- (i) Management may authorize a voluntary transfer requested by a Household if it determines that there is Substantial Cause for the transfer.
- (ii) Households will be asked to document all circumstances surrounding a transfer request, to enable Management to make this determination.
- (iii) Substantial Cause does not exist where the negligence or intentional acts of a member of the Household has created or contributed to the situation cited by the Household as the reason for the transfer.
- (iv) Voluntary transfers will not take priority over new admissions. Rather, Management will place the Household on a transfer waiting list, and will fill vacant units in the Development with new admissions and voluntary transfers in accordance with a ratio determined by the Owner. Such ratio shall initially be not more than one (1) voluntary transfer per two (2) new admissions, but may be amended by the Owner as necessary to ensure compliance with civil rights laws and regulations set forth in Section II or to ensure the financial feasibility of the project.

- d. Management will keep a list of all Households approved for transfers, the type of transfer and the date on which it was approved, as well as a list of all available units, in order to advise Households of the status of their transfers, upon request.

- e. **Paying for Transfers.** Residents shall bear the cost of transfers to correct occupancy standards.
- 2. **New Admissions.** If an available unit is not needed for a transfer, as described above, Management will determine the next eligible Applicant based on the established criteria.
- C. **Tenant Selection Criteria.** In order to live at the Development, each Applicant Household must meet the threshold Eligibility Criteria set forth in this Policy. In addition, all members of the Applicant Household must have a satisfactory history of meeting financial obligations and a satisfactory history of conduct in their previous housing. These requirements are applicable to all Applicant Households, including Prior Residents. To make this determination, Management will review the Applicant Household's housing history over the last five (5) years, including that of members who were homeowners or were living with parents.
 - 1. If a review of the Applicant Household's housing history from the past five (5) years reveals a history of any of the conduct listed below, the Management may reject the household's application for occupancy at the Development and remove the household from the Waiting List.
 - a. **Adverse, disruptive, or illegal behavior:**
 - (i) Engaging in any behavior that adversely affected the health, safety or welfare of neighbors or other persons residing in the immediate vicinity, or disturbed such persons' rights to quiet enjoyment of their property, interfered with management of the property in which such household member resided, or adversely affected the physical environment or financial stability of such property.
 - (ii) Illegal use (or a pattern of illegal use) of a controlled substance, or abuse (or a pattern of abuse) of alcohol, that may interfere with the health, safety, or right to peaceful enjoyment of the Development by other residents, Management employees, or persons residing in the immediate vicinity of the Development.
 - b. **Failure to comply with resident obligations under a Lease.** This would include, without limitation, any circumstance in which the Applicant Household:
 - (i) Has an unpaid balance owing for rent, damages or other charges, unless previous arrangements for repayment have been made and regular payments are verified as being made

and current, or if the Applicant Household was paying excessive rent relative to income and can demonstrate responsible efforts they made to resolve the non-payment problem;

- (ii) Has been or is a recipient of a public housing subsidy or a resident of a housing unit supported by low-income housing tax credits, and has refused to cooperate fully in all aspects of the annual or interim review processes;
- (iii) Has a history of permitting person(s) not on the Lease to reside in their apartment without the prior written approval of the landlord;
- (iv) Has a history of non-payment of rent. For purposes of this Policy, “history of non-payment” means three [\(3\)](#) or more late rent payments in a twelve (12) month period;
- (v) Has a history of failing to control guests or minors who are household members, such that they adversely affect the health, safety or welfare of neighbors or other persons residing in the immediate vicinity, or disturb such persons’ rights to quiet enjoyment of their property, interfere with management of the property, or adversely affect the physical environment or financial stability of the property; or
- (vi) Eviction from previous housing for nonpayment of rent or any other Lease violation.

c. **Unsanitary or hazardous housekeeping practices.** Unsanitary or hazardous housekeeping practices include, but are not limited to, the following:

- (i) Creation of a fire hazard through acts such as hoarding of rags, papers or other flammable material;
- (ii) Significant damage to the premises or any equipment and appliances therein for which a member of the Applicant Household is responsible;
- (iii) Infestation, foul odors, or improperly disposed of garbage that adversely affects any neighbors; or
- (iv) Any other serious neglect of the premises.

2. **Bad credit and financial standing.** To determine the applicant's capacity to pay rent on a timely basis, Management ~~will~~may examine the applicant's credit history, including the applicant's rent payment history with AMHA. The applicant will not be responsible for payment of the cost of a credit report. A poor credit history will not necessarily be a basis for rejection of the application. Instead, Management will consider such factors as whether the applicant's credit report and other verification indicates a consistent and repeated history of non-payment of housing related costs, the age, size and number of debts, whether the credit history resulted from disability or illness, or high rent burdens or other factors that indicate the applicant is likely to pay rent in the future.
- a. If an applicant is denied admission based on a credit report, the written notification of denial will include:
 - (i) A statement that the application was rejected because of the credit report;
 - (ii) The name, address and telephone number of the credit reporting agency;
 - (iii) A statement that the credit reporting agency did not make the decision to deny the application and is unable to provide the applicant with the reasons for the denial;
 - (iv) A statement that the applicant is entitled to obtain a free copy of the credit report from the credit reporting agency within sixty (60) days of the notice;
 - (v) A statement that the applicant has the right to examine the credit report; and
 - (vi) A statement that the applicant has the right to dispute the accuracy of the credit report with the credit-reporting agency.
 - b. The household will have two (2) weeks after receiving the notice of the cause for rejection to send corrected information directly to Management.
 - c. If an Applicant Household claims that a disqualifying behavior as set forth in this section was the result of a disability or handicap, Management will make reasonable accommodation under the

circumstances set forth in Section II of this Policy.

3. **Ability to Pay for Utilities.** In addition to the financial information given above, if the utilities are tenant-paid, the Applicant Household must submit proof of its ability to establish accounts in its own name for utilities.

D. Verification Procedures/Final Eligibility Determination.

1. **Contacting Persons for Final Screening and Interview.** When an Applicant Household comes close to the top of the Waiting List, but no sooner than six (6) months prior to an anticipated vacancy in an appropriately sized housing unit, Management will commence the final screening and interview process according to the following procedures:
 - a. Each Applicant Household is responsible for keeping Management informed of any changes of address and/or telephone number.
 - b. If after two documented efforts an Applicant Household cannot be reached, ~~a certified letter will be sent to the last known address stating the date and time for an interview~~ the applicant's name will be removed from the Waiting List.
 - ~~c. If Management does not receive a response to the certified letter within ten (10) business days after the date the letter was mailed, or if the letter is returned because the US Postal Service was unable to deliver it, the applicant's Application Form will be placed in the inactive file, and Management will notify the Applicant Household that it has been removed from the Waiting List.~~
 - c. ~~d.~~ If Management successfully contacts the Applicant Household and schedules an interview, but the Applicant Household fails to attend, one (1) attempt will be made to contact the household by telephone.
 - (i) If the Applicant Household responds, another appointment will be scheduled.
 - (ii) However, if there is no response within three days, or if the household again fails to attend the interview, the Pre-Application Form will be placed in the inactive file and Management will notify the Applicant Household that it has been removed from the Waiting List.
2. **Verification Process.** ~~As applicants approach the top of the waiting list, they will be contacted by Management and asked to come in for an interview to~~

~~complete their applicant files. Applicants who fail to attend their scheduled interview or who cannot be contacted to schedule an interview will have their applications withdrawn, subject to reasonable accommodations for people with disabilities.~~

- a. The following items will be verified to determine qualification for admission the Development (verification documents are described in section IX – Conditions for Continued Occupancy):
- (i) Family composition and type (Elderly/Near-Elderly/Disabled/ /non-elderly);
 - (ii) Annual Income;
 - (iii) Assets and Asset Income;
 - (iv) Deductions from Income;
 - (v) Preferences;
 - (vi) Social Security Numbers of all Family Members;
 - (vii) Applicant Screening Information; ~~and~~
 - (viii) Citizenship or eligible immigration status; and
 - (ix) Existing housing subsidy (EIV existing tenant report).
-
- b. ~~Third party written verification is the required form of documentation to substantiate applicant or resident claims. If attempts to obtain third party written verification are unsuccessful, Management may also use:~~ Verification Heirarchy:
- ~~(i) Phone verifications with the results recorded in the file, dated, and signed by Management staff,~~
 - ~~(ii) Review of documents, and, if no other form of verification is available,~~
 - ~~(iii) Applicant certification. Applicants must cooperate fully in obtaining or providing the necessary verifications.~~
 - (i) Upfront Income Verification (UIV) using HUD's Enterprise Income Verification (EIV)
 - (ii) Upfront Income Verification (UIV) using non-HUD system

- [\(iii\) Written Third Party Verification](#)
- [\(iv\) Written Third Party Verification Form](#)
- [\(v\) Oral Third Party Verification](#)
- [\(vi\) Tenant Declaration](#)

- c. Verification of eligible immigration status shall be carried out pursuant to 24 C.F.R. 5.508. U.S. citizens are permitted to certify to their status.

3. **Interview.** All members of the Applicant Household age sixteen (16) and older must attend at least one interview session. At the interview, the following will occur:

- a. The program requirements and verification procedures will be explained.
- b. All household members age eighteen (18) and older must present a photographic identification card at the interview session. The card will be photocopied and the copy retained in the applicant file.
- c. All household members age eighteen (18) and over will be required to sign release of information forms for required verification and certification paperwork.
- d. Applicants will be informed of the Development's policies of non-discrimination and that Federal law prohibits discrimination on the basis of race, color, national origin, religion, familial status, disability, or sex.
- e. Applicants will be informed that they must cooperate fully in the application process and submit to Management, in a timely manner, complete and accurate information requested by Management (including, without limitation, names, addresses, and telephone numbers of all references and sources for verification, such as banks, landlords, child care providers, health insurance carriers, etc.). Applicants will also be informed that submission of incomplete, false or misleading information will be grounds for denial of the application.
- f. All applicants will be informed that a final decision on their eligibility cannot be made until all verifications are complete.
- g. All applicants will be given a voided copy of the form of Lease applicable to them as well as a copy of the rules and regulations for the Development. The Applicant Household will be informed that

it should review these documents and that, should its application for housing be approved, the lease agreement and community guidelines will be reviewed in detail at a move-in appointment.

- h. The rules and regulations may be amended from time to time by Management. Management shall notify each Tenant [thirty \(30\)](#) days prior to modifying the rules and regulations. Upon institution of modified rules and regulations, each Tenant will be required to sign an addendum to the Lease incorporating such modified rules and regulations.
- i. The rules and regulations may be amended from time to time by Management. Management shall notify each Tenant at least [thirty \(30\)](#) days prior to modifying the rules and regulations and shall provide each Tenant an opportunity to present written comments in response to the proposed modifications. Subject to the requirements of 24 C.F.R. 966.3, comments submitted shall be considered by Management before formal adoption of any new Lease form. Upon institution of modified rules and regulations, each Tenant will be required to sign an addendum to the Lease incorporating such modified rules and regulations.
- j. All Applicant Households will be informed of the Grievance Policy for the Development, which is set forth in Section VII.F.

4. Screening Process: Management will ask each Applicant Household to complete a comprehensive, current Application (to supplement the Pre-Application Form), and ask each member of the Applicant Household to complete such verification forms, consents and authorizations as may be necessary, including, without limitation:

- a. Participant's Consent to the Release of Information (HUD 9886).
- b. Authorization for Release of Information (HUD 9886).
- c. Applicant/Tenant Certification(s).
- d. Applicable Income Verification Forms
- e. Applicable Household Allowances Verification Forms
- f. Criminal, Credit and Housing Court History Release Authorization Forms.
- g. Landlord Verification Forms covering the preceding 5 years.

- h. Authorization for release of information concerning participation in a drug rehabilitation program.

In addition, each Applicant Household must provide the following information for all members of the household at the time of the interview:

- a. For Public Housing and LIHTC Units, if any member of the Applicant Household is not a U.S. citizen, evidence of legal immigrant status.
- b. An original birth certificate (or a copy) for each member of the Applicant Household, a marriage certificate for each married couple who will reside in the unit (or in the case of common law marriage, certification by the couple as to their marital status), documentation of legal custody of any children who have been adopted or are under legal guardianship, or evidence that two or more unrelated persons who will reside in the unit will live together in a stable relationship and share resources.
- c. If necessary and requested by Management, reasonable documentation supporting a claim for an accessible or modified unit or other reasonable accommodation.

5. Verification of Information on Application and Declarations. Applications will be processed as follows:

- a. Requests for verification of income, assets, child care expenses, medical expenses, disabilities, and housing reference(s) signed by any member of any Applicant Household will be mailed by Management directly to persons identified by such member as the person or agency to verify the information.
- b. Management ~~will~~may order a credit report and a criminal background check on all adult members of the Applicant Household (which, for purposes of the criminal background check, will include a member under the age of eighteen (18) if such member has been convicted as an adult) and such other reports and background checks as Management deems necessary.

6. Home Visit. Home visits ~~will~~may be scheduled in circumstances where landlord verification results in information that indicates that an otherwise qualified applicant is not suitable for occupancy. At the home visit, Management will attempt to differentiate between any damage to the current residence that was caused by the Applicant Household and any damage that is the responsibility

of the landlord or housing provider. The purpose of the home visit is to determine the following:

- a. That the Applicant Household is capable of caring for a housing unit so as not to create health and safety hazards or contribute to infestations.
- b. That the Applicant Household is not currently engaged in behavior or practices that would violate a Lease.

If the Applicant Household is homeless or is living with another household, or for other reasons is unable to control the condition of its current living space, Management ~~will~~[may](#) visit the Applicant Household in its current living situation and assess, to the extent feasible under the circumstances, the Applicant Household's ability to care for a housing unit and comply with a Lease. Where insufficient information to make a determination regarding the Applicant Household's ability to care for a housing unit and comply with a Lease, Management [will attempt to obtain up to 5 personal references and](#) may admit the Applicant Household but require periodic home visits after the Applicant Household has moved into a unit at the Development.

7. Completion of Application Process.

- a. All applications will be processed and verified promptly.
- b. Upon completion of the verification process, each Applicant Household will be informed in writing of Management's determination of whether the household's application for housing at the Development has been accepted.
- c. If the application is accepted, the letter will indicate the approximate date of occupancy insofar as that date can be reasonably determined, in accordance with 24 C.F.R. 960.208(b).
- d. **Rejected Applications.**
 - (i) If the application is rejected, the written communication will include the specific reasons for the rejection, and will notify the Applicant Household that it has been removed from the Waiting List.
 - (ii) The rejection letter will also inform the Applicant Household of the right (a) to review the information that caused the application to be rejected and, (b) to respond in

writing within ten (10) days of Management's delivery of the rejection letter to request an Informal Hearing if such option is available to it under the Grievance Procedure (described below in Section VII.F.).

- (iii) The rejection letter will also include a notice regarding Applicant Household's right to request a reasonable accommodation, if applicable. If the Applicant Household believes that the rejection is based on a condition (such as unsatisfactory housing history) that is aggravated by a disability or handicap, the Applicant Household may request a reasonable accommodation that would mitigate such condition and enable the household to comply with the terms of a Lease. All such requests will be accepted or rejected as set forth in Section II hereof and in the Reasonable Accommodation Policy.
- (iv) If any rejection is reversed under the Grievance Procedure or based on a reasonable accommodation by Management, the Applicant Household will be placed back on the Waiting List in the position it would have been had the application been initially accepted.

E. Making Unit Offers to Applicants.

1. As soon as a unit becomes available for occupancy, Management will identify the screened and approved Applicant Household that is highest on the Waiting List for a unit of such size, and ~~contact such household for such unit. If unable to contact a household by telephone, Management will~~ attempt to communicate the offer to the Applicant Household by phone or by letter. All offers will be documented.
2. The offer will include the following information:
 - a. The monthly rent amount;
 - ~~b. The requirement that each Household pay a security deposit, according to the type of unit the Household will occupy as follows:~~
 - ~~(i)~~ Applicant Households must will be required to pay the first month's rent and a security deposit in the amount of the first month's rent prior to move-in; ~~and,~~
 - ~~(ii) Applicant Households for Public Housing and LIHTC Units must pay a security deposit equal to 30% of income~~

~~and equal to one month's rent respectively prior to move-in;~~

- c. The form of rent and deposit payments; and
 - d. Any other conditions to occupancy, including, without limitation, the requirement that each adult member of the Applicant Household who is not specifically exempt from the Federal requirement to provide community service or participate in an Economic Self-Sufficiency Plan will be required to execute an agreement to provide such service or participate in such a plan.
- 3. The Applicant Household must indicate acceptance or rejection of the available unit within three (3) days after Management notifies the household of the offer by phone, or five (5) days after Management mails the offer letter, whichever is shorter.
 - 4. The first and second time the Applicant Household rejects a unit for Substantial Cause, its application will be returned to the Waiting List at the same position (or positions) it was at prior to the offer of such unit. The third time the Applicant Household rejects a unit, even if such rejection is for Substantial Cause, the Applicant Household will be moved to the bottom of all applicable portions of the Waiting List and will lose any Prior Resident preference.
 - 5. If an Applicant Household accepts the offered unit, Management will schedule a move-in appointment, which all household members age sixteen (16) and older must attend. The procedures to be followed at this appointment are set out in Section VIII below. In addition, all Applicant Households must complete the Housing Readiness Program offered at the Development before their move-in date.

F. Grievance Policy.

1. Public Housing Units and LIHTC Units: Informal Settlement.

- a. If Management proposes to take any action that would substantially and adversely affect a particular Household (i.e., by eviction, rent increase or forced transfer) or Applicant Household (i.e., by denial of application for housing or denial of selection preference), a Household or Applicant Household that disagrees with such action (a "Complainant") may contact the Management Office to explain its view or reply to any charges, either orally or in writing, within a reasonable time not to exceed ten (10) business days from the date of Management's proposed action.
- b. Written grievances must be signed by the Complainant. Each

grievance, whether written or oral, shall specify:

- (i) The particular grounds upon which it is based;
 - (ii) The action requested; and
 - (iii) The name, address and telephone number of the Complainant.
- c. Management shall respond to such grievances informally and shall make reasonable attempts to settle such grievances without a hearing, including arranging a meeting with the Complainant to discuss the complaint.
- d. Within five (5) calendar days after the meeting with Complainant, Management shall prepare and deliver to the Complainant a summary (the "Summary") of such informal attempts at resolution, including the names of the participants, dates of meeting(s), nature of the proposed disposition of the complaint (the "Disposition") and the specific reasons therefor.

2. **Public Housing Units Only: Grievance Hearing.**

- a. Within fifteen (15) calendar days after Management receives any timely request for a Grievance Hearing from a Household or Applicant Household that occupies or is applying for a Public Housing Unit, a Grievance Hearing will be conducted by an employee of Management who did not participate in the initial decision to take the adverse action or in the Disposition (the "Hearing Officer").
- b. The Hearing Officer will give the Complainant at least ten (10) calendar days notice of the time and place of the hearing, and the Complainant will have the right to review its file and make copies (at Complainant's sole expense) prior to the hearing.
- c. The hearing will be private, but the Complainant may bring a legal representative to the hearing, if desired.
- d. If the Complainant fails to appear at the hearing, the Hearing Officer may make a determination that the Complainant has waived its right to the hearing.
- e. Before a hearing is scheduled in any grievance involving the amount of rent that Management claims is due, the Complainant

must pay an escrow deposit to Management equal to the amount of rent Management states is due and payable as of the first of the month preceding the month in which the Household's act or failure to act took place. After the first deposit, the Household must deposit the same amount monthly until the family's complaint is resolved by decision of the Hearing Officer. Provided, that Management must waive the requirement for an escrow deposit where a Household would be entitled to a financial hardship exemption from Minimum Rent requirements under Section X.B of this Policy, or if the amount the Household is required to pay in rent is reduced as a result of a welfare benefits reduction affecting calculation of family income, in accordance with applicable law. Unless Management waives the requirement for an escrow deposit, a Household's failure to make the escrow deposit will terminate the grievance procedure. A Household's failure to pay the escrow deposit does not, however, waive the Household's right to contest in any appropriate judicial proceeding Management's disposition of the grievance.

- f. All grievances shall be personally presented either orally or in writing pursuant to the Informal Settlement process described in Section VII.F.1 above as a condition precedent to a Grievance Hearing, unless: (i) an Expedited Procedure is applicable as provided below, or (ii) the Hearing Officer waives such condition precedent upon a showing by the Complainant of good cause why he or she failed to follow Informal Settlement procedures.
- g. At the hearing, the Complainant may present evidence and arguments in support of the complaint and contradict evidence against the Complainant. The hearing will be informal, and the Hearing Officer may consider any evidence or testimony that is directly related to the facts and issues raised by the complaint or the Disposition.
- h. Within ten (10) calendar days after the hearing, the Hearing Officer will prepare and deliver to Management and the Complainant a written decision about the complaint, including the reasons therefor. The decision will be binding on the Owner, the Complainant, and Management, except to the extent that it is inconsistent with the Act, HUD regulations, the Annual Contributions Contract governing the Development, State law, or Section 42 of the Code.
- i. All notices to be delivered in connection with this Grievance Procedure will be deemed received upon actual receipt (if delivered

in person) or two (2) days after deposit in the U.S. mail, postage paid and return receipt requested.

- j. The procedures for informal meetings and Grievance Hearings shall not apply to any termination of a public housing tenancy based on any violent or drug-related criminal activity on or off the premises of the Development; any other criminal activity that threatens the health, safety or right to peaceful enjoyment of the premises by other residents of the Development, neighbors of the Development, the Owner, Management or the employees of the Owner or Management; or any activity resulting in a felony conviction.
- k. **Selection of Hearing Officer or Panel.** A Grievance Hearing shall be conducted by an impartial person or persons appointed by Management other than the person who made or approved the Management action under review, or a subordinate of such person. Management will have consulted with resident organizations prior to the appointment of such hearing officers.

3. Compliance with Regulations.

- a. Management actions taken under the Grievance Procedure will comply with 24 CFR Part 966.55 regarding escrow deposits and any rent that Management claims is due.
- b. All Management actions taken under the Grievance Procedure will comply with 24 CFR Part 966, Subpart B.

G. Tenant Selection and Unit Assignment: Compliance with Civil Rights. The foregoing Tenant Selection and Assignment Plan shall be subject to and shall be implemented in a manner to ensure compliance with the civil rights laws and regulations set forth in Section II.

VIII. MOVE IN AND LEASE SIGNING

A. Unit Assignment. Units will be assigned by matching an appropriate family from the Waiting List to a unit of the appropriate size and amenities in accordance with Section V of this Policy.

B. General Leasing Policy.

1. All units must be occupied pursuant to a Lease that complies with HUD's regulations (See 24 C.F.R. 966.1 *et seq.*).
2. The Lease shall be signed by the Head and Co-Head (if applicable) of Household, all other adult members of the Household, and Management prior to actual admission.
3. If a resident transfers from one unit to another, a new Lease will be executed for the dwelling into which the family moves.
4. If at any time during the life of the Lease, a change in the Household's status results in the need for changing or amending any provision of the Lease, either:
 - a. A new Lease will be executed;
 - b. A Notice of Rent Adjustment will be executed; or
 - c. An appropriate rider will be prepared and made a part of the existing Lease.

All copies of such riders or insertions are to be dated and signed by the Head of Household (and Co-Head, if applicable) and by Management.

5. Residents must advise Management if they will be absent from the unit for more

than fourteen (14) days. Residents shall provide a means for Management to contact the resident in an emergency. Failure to advise Management of an extended absence is grounds for termination of the Lease.

C. Review of the Lease and Rules and Regulations.

1. Once an Applicant Household is approved for housing, an appointment will be scheduled for the Head (and Co-Head, if any) of Household to review and sign the Lease.
2. At the appointment, Management will review the terms of the Lease, the rules and regulations, the annual income review requirements, and the requirement to either provide community service or participate in an Economic Self-Sufficiency Plan, unless exempt under Federal law (See 24 C.F.R. 960.601(b) or Section IX.E.1 of the Policy), where applicable, with all adult members of the Household.
3. If the Applicant Household is applying for a Public Housing and LIHTC Unit, each adult member of the Household who is not exempt under Federal law will execute an agreement to provide community service or participate in an Economic Self-Sufficiency Plan (designed by Management in cooperation with such member).
4. Each Household will be provided with a move-in packet, which will contain additional information about the community.

D. Payments Required Upon Move In. Prior to receiving apartment keys and taking possession of the new apartment, the Household must pay ~~pro-rated~~the prorated first month's rent ~~and security deposit. Tenants of LIHTC Units. All households~~ shall also pay a security deposit ~~equal to~~in the amount of one (1) month's rent. These payments may only be made in the form of a cashiers check or money order.

E. Pre-Occupancy Inspection.

1. Prior to move-in, a Management representative will accompany the Head (or Co-Head) of Household to the apartment to complete an inspection and review the operation of any equipment or appliances in the unit. Management and the Head (or Co-Head) of Household will sign and date a Unit Inspection Form that indicates the condition of the unit and states that the Head (or Co-Head) of Household was instructed in the use and care of appliances and systems in the unit. The Head (or Co-Head) of Household will receive a copy of the signed inspection, and the original will be retained in the Household's file.
2. If the Applicant and/or Management identify any maintenance deficiencies

that should be corrected, Management will generate a Work Order for the maintenance department. The Work Order number and the date on which it was generated will be recorded on the original copy of the Unit Inspection Form. Maintenance personnel will promptly correct any deficiencies.

F. Additions to the Household and Visitors.

1. Only those persons listed on the most recent certification form and Lease shall be permitted to occupy a dwelling unit.
 - a. Except for natural births to or adoptions by family members, or court awarded custody, any family seeking to add a new member must request approval in writing before the new member moves in.
 - b. Also included, would be situations in which a person (often a relative) comes to the unit as a visitor but stayed on in the unit because the tenant needed support, for example, after a medical procedure.
 - c. All persons listed on the most recent certification form and the Lease must use the dwelling unit as their sole residence.
2. When a resident requests approval to add a new person to the Lease, Management will conduct pre-admission screening of any proposed new adult member to determine whether Management will grant such approval. Children under the age below which Juvenile Justice records are made available, or added through a formal custody award or kinship care arrangement are exempt from the pre-admission screening process, although the resident still needs prior permission from Management to add children other than those born to, adopted by or awarded by the court to the family.
3. Examples of situations in which the addition of a family or household member is subject to screening are:
 - a. Resident plans to be married and requests to add the new spouse to the Lease;
 - b. Resident desires to add a new family member to the Lease, employ a Live-In Aide, or take in (a) foster child(ren) over the age for which juvenile justice records are available;
 - c. When a unit is occupied by a Remaining Family Member under age eighteen (18), ~~a request is made by~~ who is not an emancipated minor, and an adult, not a part of the original Household, requests permission to take over as the Head of Household.

4. Residents who fail to notify Management of additions to the Household or who permit persons to join the Household without undergoing screening are in violation of the Lease. Persons added without Management approval will be considered unauthorized occupants and the entire Household will be subject to eviction.
5. Visitors may be permitted in a dwelling unit so long as they are not on the AMHA Criminal Trespass List and they have no previous history of behavior at the Development that would be a Lease violation.

a. ~~Visits of less than three fifteen (153) consecutive days or less than fourteen sixty (6014) days total in any twelve (12) month period need not be reported to or approved by Management.~~

b. ~~Visits of more than three fifteen (153) consecutive days but less than fourteen sixty (6014) days are permitted, provided they are reported to Management within 72 hours and authorized by Management.~~

e. ~~Visits of more than fourteen sixty (6014) calendar days in any twelve (12) month period will be authorized only by Management with advance documentation of extenuating circumstances.~~

~~Visitors remaining beyond this period shall be considered unauthorized occupants and the Head of the Household will be guilty of a breach of the Lease.~~

a. ~~The resident may not allow visitors to stay overnight more than 60 (sixty) total days in a twelve month period.~~

b. ~~The resident may not allow visitors to stay overnight more than 15 (fifteen) consecutive days in a twelve month period.~~

c. ~~Visitors who remain beyond this period, without PHA approval, shall be considered living in the unit as unauthorized household members, and their presence constitutes a breach of the lease.~~

d. ~~Visitor use of the unit address and lack of evidence of any other address may be considered in determining if a visitor is an unauthorized household member in violation of the lease.~~

e. ~~Visitor use of the unit address as the visitor's current residence for any purpose that is not explicitly temporary may be considered in determining if a visitor is a permanent unauthorized household member in violation of the lease.~~

f. ~~The family must request and receive PHA approval prior to visitors arriving for any visitor who will be in the unit in excess of 15 (fifteen) consecutive days or 60 (sixty) total days in a twelve month period.~~

g. ~~Minors and college students who were part of the family but who~~

Comment [19]: Public Hearing Comments

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now live away from home during the school year and are not considered members of the household may visit for up to 120 (one hundred twenty) days per year without being considered a member of the household.

- h.** In a joint custody arrangement, if the minor is in the household less than 180 (one hundred eighty) days per year, the minor will be considered to be an eligible visitor and not a family member. If both parents reside in Public Housing, only one parent would be able to claim the child for deductions and for determination for the occupancy standards.

d.

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6. Roomers and lodgers shall not be permitted to move in with any family. Violation of this provision is ground for termination of the Lease.
7. Residents will not be given permission to allow a former resident of the Development who has been evicted to occupy the unit for any period of time. Violation of this requirement is grounds for termination of the Lease.
8. Family members over age seventeen (17) [or emancipated minors](#) who move from the dwelling unit to establish new households shall be removed from the Lease.
 - a. The resident shall report the move-out within thirty (30) calendar days of its occurrence.
 - b. These individuals may not be readmitted to the unit and must apply as a new applicant households for placement on the waiting list.
 - c. Medical hardship, or other extenuating circumstances shall be considered by Management in making determinations under this paragraph.

IX. CONDITIONS FOR CONTINUED OCCUPANCY

- A. **Eligibility for Continued Occupancy.** Residents who meet the following criteria will be eligible for continued occupancy:
 1. Qualify as a Family as defined in Section I of this Policy.
 2. Are in full compliance with the resident obligations and responsibilities as described in the Lease.
 3. Whose family members each have Social Security numbers or have certifications on file indicating they have no Social Security numbers.
 4. Who meet HUD standards on citizenship or immigration status.
 5. Who are in compliance with the AMHA's eight (8) hour per month community service requirements.
- B. **Regular Re-Examinations.** Management shall, no less than annually, re-examine the income and the composition of each Household occupying a Public Housing Unit or an LIHTC Unit at the Development. In connection with this re-examination, each adult member of the Household must complete and sign an Application for Continued Occupancy, and any other forms and certifications

required by Management. Upon request, Management will provide assistance in completing the application and all accompanying forms. Management will verify by third-party sources all information and certifications provided by the Household and, based on the verified information, determine:

1. Whether the Household remains eligible for a Public Housing Unit. A family will remain eligible only if:
 - a. The Household continues to qualify as a Family,
 - b. The Household is in compliance with all of its obligations and responsibilities under the Lease,
 - c. Each member of the Household has a Social Security number, or provides a certification that no such number has been assigned, and
 - d. Each non-exempt adult member of the Household is either:
 - (i) Contributing eight (8) hours per month of community service (not including political activities) within the community, or
 - (ii) Participating in an Economic Self-Sufficiency Program, and has done so throughout the term of the Household's tenancy, unless specifically exempt under Federal law;
2. Whether the Household is in an appropriately sized unit or is currently overhoused or underhoused; and
3. The amount of Income-Based Rent the Household should pay, in accordance with Section X of this Policy.

Each Household is required to furnish all information necessary to complete the re-examination. If a Household fails to respond to Management's request for such information within the time specified, Management will deliver a written warning that describes the information needed, the time for delivering it, and the fact that failure to deliver the information and complete the re-examination may result in termination of the Household's Lease. If the Household does not provide all requested information within the time specified in the warning, Management may proceed to terminate the Lease for failure to comply with its material terms.

C. Interim Re-Examinations.

1. In between regular re-examinations, Management may need to perform interim re-examinations of a Household occupying a Public Housing and LIHTC Unit if:
 - a. The Household's income or composition has changed; or
 - b. The Household reported zero income, or failed to verify income, at the regular re-examination.
2. Occupants of Public Housing and LIHTC Units are obligated to report any increase in income or change in family size to Management within fifteen (15) days of such change.
3. **Failure to report any such change may result in a retroactive rent increase, but not a retroactive rent reduction.**

D. **Verification Procedures:** Verification procedures shall be the same as in AMHA's agency wide Admissions and Continued Occupancy Policy, Chapter 7, Verification Procedures, Section A, Methods of Verification and Time Allowed.

E. ~~**D.**~~ **Effect of Re-Examination.** Following any re-examination, regular or interim, of a Household occupying a Public Housing and LIHTC Unit, Management will prepare a Notice of Rent Adjustment/Household Composition as an addendum to the Lease. One copy of the notice will be delivered to the Household and one copy will be kept in the Household's file. If any change of unit size is required, Management will place the Household on a transfer waiting list and move the Household to the next available unit in the appropriate income tier and with the appropriate unit size. No transfer will occur and no rent adjustment will take effect until thirty (30) days after notice of such change has been delivered by Management. Any such notice will also advise the Household of its right to discuss the proposed action with Management and to file a grievance if it does not agree with the determination.

F. ~~**E.**~~ **Community Service or Self-Sufficiency Requirements: Public Housing Units Only.** In compliance with public housing requirements, every Lease for a Public Housing Unit shall provide that each non-exempt adult member of the Household age eighteen (18) or over shall engage in at least eight (8) hours per month of community service or self-sufficiency activity approved by the Owner.

1. Any member of the Household shall be exempt from the community service and self-sufficiency requirements if he or she:
 - a. Is under the age of eighteen (18) or is age sixty-two (62) or more;
 - b. Is a blind person or a disabled person as defined by the Social Security Act in 42 U.S.C. §216(i)(1) or §1614 and who certifies that he or she is exempt under 24 C.F.R. 960.601;
 - c. Is the primary caretaker of a blind person, or a disabled person as defined by the Social Security Act in 42 U.S.C. §216(i) or §1614;
 - d. Is engaged in work or self-sufficiency activities approved by the Owner;
 - e. Meets the requirements for exemption from participation in work activities under a state program funded under Title IV-A of the Social Security Act or under any other welfare program in Ohio; or
 - f. Is a member of a Household receiving Temporary Assistance for Needy Families or any other welfare assistance in Ohio and has not been found to be out of compliance with the requirements of that program.
2. If the Owner determines that any adult Household member fails to comply with the community service and self-sufficiency requirements, the Owner will

notify the Tenant of such non-compliance and provide an opportunity to cure the non-compliance during the twelve (12) month period following the Tenant's last annual reexamination.

3. The Lease will not be terminated if, at the time the Tenant enters into the written compliance agreement, the Lessor determines that the non-compliant adult Household member is no longer in the household.

G. ~~F.~~ **Work Requirements.** Adult occupants of all units at the Development will be required to comply with Working Family requirements on an ongoing basis during the terms of their Leases. Such requirements shall be described in greater detail in the Lease.

X. ELECTION OF PUBLIC HOUSING RENT

A. **Election of Public Housing Rents.** Public Housing Tenant Rent is the amount a Household pays monthly to the Owner as rent for a Public Housing Unit in the Development. Each Household occupying a Public Housing Unit must elect annually whether its Public Housing Tenant Rent will be calculated as a Flat Rent or an Income-Based Rent, as provided below (and subject to the Minimum Rent requirements provided below):

1. **Flat Rent.** The Owner will establish, for each Public Housing Unit, a Flat Rent based on the rental value of the unit (calculated as set forth below) and designed so as not to create a disincentive for continued residency by families who are attempting to become economically self-sufficient through employment or who have attained a level of self-sufficiency through their own efforts.
 - a. The Owner will take into account the following factors in setting the levels of Flat Rent:
 - (i) The location, quality, size, unit type and age of the unit;
 - (ii) Any amenities, housing services, maintenance and utilities provided by the Development;
 - (iii) Rents of non-assisted rental units in the immediate neighborhood;
 - (iv) Size of Public Housing Units compared to non-assisted rental units from the neighborhood;
 - (v) Age, type of unit and condition of Public Housing Units compared to non-assisted rental units from the

neighborhood;

- (vi) Land use in the surrounding neighborhood;
- (vii) Amenities (childcare, laundry facilities, playgrounds, community rooms, social services, education/job training programs, etc.) at other public housing developments in the surrounding neighborhood;
- (viii) Crime in other public housing developments and the surrounding neighborhood;
- (ix) Quality of local schools serving each ~~PHA~~[AMHA](#) development;
- (x) Availability of public transportation at each ~~PHA~~[AMHA](#) development; and
- (xi) Availability of accessible units for persons with mobility impairments.

- b. In no event will the Flat Rent exceed the permissible rent under the LIHTC Program [for LIHTC Units](#) or such lower amount as may be required by OHFA.
- c. The Owner shall review the Flat Rate structure annually and adjust the rents as needed. When a resident chooses Flat Rent, his or her rent shall be adjusted only at the next regular re-examination or recertification rather than at the point the Flat Rent may change.
- d. Management is only required to reexamine the family income of Households paying Flat Rents every three (3) years. However, Management is required to reexamine the family composition for such Households at least annually.

2. **Income-Based Rent.** Such rent is based on the income of the Household and shall be the greater of:

- a. 30% of Monthly Adjusted Income; or
- b. 10% of Monthly Income; or
- c. If the Household is receiving payments for welfare assistance from a public agency and a part of such payments, adjusted in accordance with the Household's actual housing costs, is

specifically designated by such agency to meet those housing costs, the portion of such payments which is so designated.

3. **Earned Income Exclusion.** For purposes of calculating Income-Based Rent, employment income earned by a member of an “eligible family” will not be included in such family’s Annual Income as follows:
 - a. For a period of 12 months beginning on the date such employment begins, the amount excluded from Annual Income shall equal the amount by which the family member’s new earned income exceeds such family member’s prior earned income.
 - b. For the following 12-month period, Management will exclude 50% of such employment income increase from the family’s Annual Income.
 - c. Months during which Annual Income is adjusted as set forth in this paragraph need not be consecutive, but in no event may such adjustments to an eligible family’s Annual Income continue for longer than 48 months from the date of the first adjustment.
 - d. For purposes of this paragraph, an “eligible family” is one who occupies a Public Housing Unit and:
 - (i) Whose income increases as a result of employment of a family member who was previously unemployed for one year or more; or
 - (ii) Whose earned income increases during a family member’s participation in any family self-sufficiency or other job training program; or
 - (iii) Who is or was, within the six months prior to the rent calculation, assisted under any State program for temporary assistance for needy families funded under part A of Title IV of the Social Security Act, and whose earned income increases.
4. **Financial Hardship.** Notwithstanding the above, if any Household has elected to pay a Flat Rent, Management shall immediately provide for the family to pay an Income-Based Rent during any period for which such election was made if Management determines that the Household is unable to pay the Flat Rent because of financial hardship resulting from the following situations:
 - a. The family has experienced a decrease in income because of

changed circumstances, including loss or reduction of employment, death in the family, or reduction in or loss of earnings or other assistance;

- b. The family has experienced an increase in expenses, because of changed circumstances, for medical costs, child care, transportation, education, or similar items; and
- c. Such other situations as Management may determine to be appropriate.

B. Minimum Rent. In no event will the Public Housing Tenant Rent payable by the Household be less than the Minimum Rent set by the Owner, as amended from time to time. If the Public Housing Tenant Rent elected by the Household, when calculated, would be less than the Minimum Rent, then the Household will pay the Minimum Rent.

1. Hardship Exemption. Notwithstanding the foregoing, Management will advise all such Households that they have an opportunity to request a hardship exemption from the Minimum Rent requirement and to file a grievance in response to any unfavorable determination.

- a. Upon any such request for a hardship exemption, Management will immediately suspend the Minimum Rent requirement and begin an examination of the Household's circumstances.
- b. A Household will be eligible for a hardship exemption if it is unable to pay the Minimum Rent because:
 - (i) It has lost eligibility for or is awaiting an eligibility determination for a Federal, State or local assistance program, including a Household that includes a member who is an alien lawfully admitted for permanent residence under the Immigration and Nationality Act who would be entitled to public benefits but for Title IV of the Personal Responsibility and Work Opportunity Reconciliation Act;
 - (ii) The Household would be evicted as a result of the imposition of the Minimum Rent requirement;
 - (iii) The income of the Household has decreased because of changed circumstance, including loss of employment;
 - (iv) A death in the family has occurred; or

- (v) Other situations as may be determined by the Owner.
 - c. If, after investigation, Management reasonably determines that either (i) the Household can pay the Minimum Rent without financial hardship, as described above, or (ii) any such financial hardship would be temporary, then the Household must pay the Minimum Rent retroactive to the date the Minimum Rent was suspended.
 - d. In the case of a temporary hardship, however, the Household may not be evicted for non-payment of rent during the 90-day period following the exemption request, and Management must offer a reasonable re-payment agreement with respect to any such rent not paid during that period.
 - e. If the Household thereafter demonstrates that the financial hardship is of a long-term nature, Management will retroactively exempt the Household from the Minimum Rent beginning on the date of its original request.
- C. Utility Allowances.** Where all utilities (except telephone) and other essential housing services are supplied by the Owner, Public Housing Tenant Rent shall equal either Income-Based Rent or Flat Rent, as elected by the tenant. Where no such utilities or essential housing services are supplied by the Owner and the tenant has elected to pay Income-Based Rent, Public Housing Tenant Rent equals the tenant's Income-Based Rent less the Utility Allowance.
- D. Rent Adjustments.**
1. Rent will remain in effect for the period between regular re-examinations, UNLESS during such period:
 - a. The Household reports, in writing, a change in circumstances (i.e., a decrease in income or additional or new deductions from income) that would result in decreased Household income for no less than 30 days, and can provide documentation verifying such change;
 - b. The Household reports a change of circumstances (i.e., increases in income or discontinuance of any deductions from income) that would require an increase in rent. Any such change must be reported to Management in writing within fifteen (15) days of the date the Household begins receiving increased income as a result of the change;
 - c. Rent formulas or procedures are changed by Federal law or

regulation, or as a result of the implementation of a Preservation and Transformation Plan, as described in the Regulatory and Operating Agreement between Owner and AMHA; or

- d. A change in the Household's Utility Allowance would result in an increase or decrease in Tenant Rent.
2. Management will notify a Household in writing of any proposed adjustment in rent and the effective date of such adjustment.
3. If Management determines (based on documentation provided by the Household) that a change in circumstances justifies a reduction in rent, then the rent decrease will be effective as of the first day of the month following the month in which the Household reported its decreased income.
4. If Management determines that a change in circumstance justifies an increase in rent, then Management will provide the Household at least thirty (30) days advance notice before such rent increase takes effect; provided that:
 - a. If the increase is due to a member of an "eligible family" (described above in Section X.A.3) becoming gainfully employed, the rent increase will be effective on the first day of the 13th month following the date of employment, only as to 50% of such member's earned income, and on the first day of the 25th month following the date of employment, as to 100% of such member's earned income; and
 - b. If any Household has misrepresented any material facts such that the Household is paying less rent than it should, then Management will apply an increase in rent retroactive to the first of the month following the month in which the misrepresentation occurred.
5. Management may evict or terminate the tenancies of families who are over-income, subject to the following restrictions:
 - a. Unless required to do so by local law, Management may not evict or terminate the tenancy of a family solely because the family is over the income limit for public housing if the family has a valid contract for participation in a Family Self-Sufficiency program pursuant to 24 C.F.R. 984.
 - b. Management may not evict a family for being over the income limit for public housing if the family currently receives the earned income disallowance provided by 42 U.S.C. 1437a(d) and 24 C.F.R. 960.255.

XI. NON-SMOKING POLICY

Due to the increased risk of fire, increased maintenance costs and the known health effects of secondhand smoke, smoking is prohibited in any areas of the property, both private and common, whether enclosed or outdoors. This policy applies to all owners, tenants, guests and service persons at Phase 5 and EVS.

All residents at Phase 5 and EVS will agree and acknowledge in the lease that the premises that are to be occupied by Resident and members of resident's household have been designated as a smoke-free living environment. Residents of EVS and Phase 5 shall further agree in the lease that:

- ~~Smoke free developments will include: Edgewood Village 5 and Edgewood Village South. Resident agrees and acknowledges that the premises to be occupied by Resident and members of resident's household have been designated as a smoke-free living environment. Resident and members of Resident's~~ Residents and members of the household shall not smoke anywhere in the unit rented by ~~Resident the resident~~, or the building where the ~~Resident's~~ dwelling is located or in any of the common areas or adjoining grounds of such buildings or other parts of the rental community, nor shall ~~Resident~~ residents permit any guests or visitors under the control of ~~Resident~~ resident to do so.
- ~~Resident~~ Residents shall inform ~~Resident's~~ their guests of the no-smoking policy. Further, ~~Resident~~ residents shall promptly give ~~Landlord~~ AMHA a written statement of any incident where tobacco smoke is migrating into the ~~Resident's~~ unit from sources outside of the ~~Resident~~ resident's apartment unit.
- ~~Resident~~ Residents will acknowledge that ~~Landlord~~ AMHA's adoption of a smoke-free living environment, and ~~the~~ he efforts to designate the rental development as smoke-free does not make the ~~Landlord~~ AMHA or any of its managing agents the guarantor of ~~Resident's~~ residents' health or of the smoking-free condition of the resident's unit and the common areas. However, ~~Landlord~~ AMHA shall take reasonable steps to enforce the smoke-free terms of its leases and to make the development smoke-free. ~~Landlord is not required to take steps in response to smoking unless Landlord knows of said smoking or has been given written notice of said smoking.~~
- AMHA will not be required to take steps in response to smoking unless AMHA knows of said smoking or has been given written notice of said smoking.
- ~~Resident agrees~~ Residents will agree that the other ~~resident~~ residents at the development are the third-~~party~~ party beneficiaries of ~~Resident~~ resident's smoke-free addendum agreements with ~~Landlord~~ AMHA. A ~~Resident~~ resident may sue another ~~Resident~~ resident for an injunction to prohibit smoking or for damages, but does not have

the right to evict another ~~Resident~~resident. Any suit between ~~Residents~~herein residents shall not create a presumption that the ~~Landlord~~AMHA breached ~~this Addendum~~the lease.

- ~~Resident acknowledges~~Residents will acknowledge that ~~Landlord~~AMHA's adoption of a smoke-free living environment, and the efforts to designate the rental development as smoked-free, does no in any way change the standard of care that the ~~Landlord~~AMHA or managing agent would have to the ~~Resident-resident~~ household to render buildings and premises designated as smoke-free any safer, more habitable, or improved in terms of air quality standards than any other rental premises. ~~Landlord specifically disclaims any implied or expressed warranties that the building, common areas, or Resident's premises will be free from secondhand smoke. Resident acknowledges that Landlord's ability to police, monitor, or enforce the agreements of this Addendum is dependent in significant part on voluntary compliance by Resident and Resident's guest. Residents with respiratory ailments, allergies, or any other physical or mental condition relating to smoke are put on notice that Landlord does not assume any higher duty of care to enforce this Addendum than any other Landlord Lease obligation.~~
- AMHA shall specifically disclaim any implied or expressed warranties that the building, common areas, or any resident's premises will be free from secondhand smoke.
- Residents shall acknowledges that AMHA's ability to police, monitor, or enforce the agreements of the lease is dependent in significant part on voluntary compliance by residents and residents' guests.
- Residents with respiratory ailments, allergies, or any other physical or mental condition relating to smoke shall be put on notice that Landlord does not assume any higher duty of care to enforce the lease than any other AMHA lease obligation.

Management Plan for Edgewood Village HOPE VI

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Management Plan for Edgewood Village HOPE VI

A. DEVELOPMENT AND OWNER

The Akron Metropolitan Housing Authority, (“AMHA” or the “Agent”) will manage the ~~128~~226 unit rental housing community known as Edgewood Village (the “Development”) for Akron Edgewood Homes, LLC, Edgewood Village, LLC, Edgewood Village V, LLC, and Edgewood Village South, LLC. This Management Plan is adopted with respect to the 80 units comprising the first phase of the Edgewood Village redevelopment owned by Akron Edgewood Homes, LLC (“Phase 1”) ~~and~~, the 48 units comprising the fourth phase of the Edgewood Village redevelopment owned by Edgewood Village, LLC (“Phase 4”), the 48 elderly units comprising the fifth phase of the Edgewood Village redevelopment owned by Edgewood Village V, LLC (“Phase 5”) and the 50 units comprising the final phase of the Edgewood Village redevelopment owned by Edgewood Village South, LLC (“EVS”).

It is the intent of Akron Edgewood Homes, LLC (the “Phase 1 Owner”) ~~and~~, Edgewood Village, LLC (the “Phase 4 Owner”) ~~and the Akron Metropolitan Housing Authority,~~ Edgewood Village V, LLC (the “Phase 5 Owner”), Edgewood Village South, LLC (the “EVS Owner”) and AMHA to operate Phase ~~1 and 1,~~ Phase 44, Phase 5, and EVS as one residential development. Accordingly, as used herein, the term “Development” shall be meant to refer to the entire Edgewood Village community or particularly to Phase ~~1,~~ Phase 4, Phase 5, or Phase 4EVS as the context of the particular provision may require. Additionally, as used herein the term “Owner” shall refer to the Phase 1 Owner, the Phase 4 Owner, the Phase 5 Owner and the ~~Phase 4EVS~~ Owner collectively, or individually as the context of the provision may require. Provided however, that nothing herein shall be construed as creating any obligations upon the Phase 1 Owner for Phase ~~44, Phase 5 or EVS~~ or the tenants thereof, or upon the Phase 4 Owner for Phase 1; upon the Phase 4 Owner for Phase 1, Phase 5, or EVS or the tenants thereof; upon the Phase 5 Owner for Phase 1, Phase 4, EVS or the tenants thereof; or upon the EVS Owner for Phase 1, Phase 4, or Phase 5 or the tenants thereof.

All units in the ~~Development~~Phase 1, Phase 4 and EVS will be financed with low-income housing tax credits and forty-nine (49) units in Phase ~~1 and 1,~~ twenty-three (23) units in Phase ~~44, thirty-six (36) units in Phase 5, and twenty (20) units at EVS~~ shall also be designated as public housing units. Twelve (12) units in Phase 5 shall be managed as project-based voucher units and subject to a Section 8 HAP Contract (the “PBV Units”).

B. MANAGEMENT COMPANY ORGANIZATION

1. Organizational Chart & Structure of the Management Agent

a. Organizational chart

An organizational chart is attached (Exhibit A).

b. Policy Statement Regarding Management Company Structure

1. Supervisory Relationships

The Owner will retain the Agent as its management agent. While the Owner recognizes its overall responsibility to set and make major operational policy decisions, it has delegated the daily management function and operation of the property to the Agent. It is the intention of both the Owner and the Agent to work jointly in providing decent, safe and affordable housing for all residents of the Development.

This plan addresses the management of the Development.

It will be the responsibility of the Agent to comply with applicable regulations of the U.S. Department of Housing and Urban Development (“HUD”) and the Ohio Housing Finance Agency (“OHFA”) and/or the requirements of the AMHA, the Development’s equity investor and any other funding source in the physical and financial administration of the Development. In this capacity, Agent will have the authority to run the Development in the most efficient manner possible. Agent, by means of monthly operating reports, financial statements, status reports and personal conferences, will advise the Owner on a regular basis of the operation of the Development.

The Agent’s ~~Deputy Director of Operations~~Chief Administrative Officer will have the overall responsibility for the property management operations of the Development. S/he will delegate primary financial authority to the Agent’s Finance Director. Operational authority will be delegated to ~~an Area~~the Senior Portfolio Manager. The ~~Deputy Director of Operations~~Senior Portfolio Manager will have responsibility for developing budgets and overseeing all bookkeeping/accounting functions for the property management operation. The ~~Deputy Director of Operations~~Senior Portfolio Manager will have responsibility for staffing the property, and in turn, will delegate day-to-day responsibility for the operation of the property to an ~~Area~~Portfolio Manager. Responsibility for administrative duties and staff and site supervision will be delegated by the ~~Area~~Portfolio Manager to the Property Manager including responsibility for the maintenance for the physical plant.

2. Decisions Management Agent May Make Without Consulting the Owner

The Agent will make all day-to-day decisions affecting the operation of the property. This includes the screening and processing/selection of residents in compliance with the Admissions and Continuing Occupancy Policy approved by HUD for the Development (the “ACOP”) and the regulations of OHFA for all housing units restricted under the Low Income Housing Tax Credit Program (“LIHTC Program”), which also qualify as public housing units.

The Property Manager in accordance with the Agent’s established standards will implement a comprehensive maintenance program. This will include the development of preventive maintenance procedures necessary to provide for the upkeep of the property. Cleaning schedules will be created for the property and the Property Manager will oversee their implementation.

Internal controls will be implemented and will include: work orders, inventory controls, supplies and material ordering procedures, personnel policies, the collection of rents, the eviction of tenants in default and all ordinary and necessary actions to provide for decent safe and sanitary living environment. All records, files, ledgers and banking functions will be the responsibility of Agent.

The Owner will periodically review the Agent’s day-to-day operations to ensure compliance with programmatic policies. Such review will include, but will not be limited to, the following: resident

selection, recertification, lease enforcement, rent collection, lease termination and eviction, maintenance procedures and standards, resident employment and contracting efforts and resident participation.

3. Specific Responsibility of Agent

The Owner and Agent are dedicated to the principle that every person and family is entitled to a decent home with equal opportunity ~~regardless of race, color, national origin or economic circumstances~~ [in accordance with the Fair Housing Act](#). In keeping with this policy:

a. The Agent assumes the following responsibilities:

1. To supply housing for eligible applicants, to the extent available, and to maintain waiting lists of eligible applicants for use on turnover;
2. To set management policy and guidelines in conformance with the ACOP and with regulations of the LIHTC Program for all units subject to the requirements of the LIHTC Program (the "LIHTC Units"), which all also qualify as public housing units, [and with the HAP Contract for PBV Units](#);
3. To accept financial responsibility for the Development and review monthly progress reports, budget and financial statements;
4. To appoint a management agent to run the day-to day operations of the Development;
5. To make routine operating decisions.
6. Hire, train and when necessary, terminate all personnel necessary to effectively operate the Development;
7. Maintain books of accounts and records and related supporting documents and statements in accordance with the prescribed governmental accounting standards;
8. File all necessary reports and documents as required by HUD, Owner and OHFA;
9. Obtain all necessary service contracts and insurance;
10. Collect all rents and pay all bills as incurred for the operation of the Development;
11. To act on behalf of the Owner in all matters related to the management of the property with all governmental agencies, contractors and vendors.
12. To act on behalf of the owner in all matters relating to tenants, including screening, processing/selection, preparation and execution of leases in the Owner's name.

5. Operating Expenses

a. The following expenses will be paid pro-rata from rental income on the public housing units or non-public housing units:

1. All necessary supervisory personnel on its staff who provide services essential to the operation of the Development;
2. Preparation of all accounting records and monthly and quarterly operating reports;
3. Providing for all necessary purchasing and operating controls;
4. The overall supervision of the management of the property; and
5. Preparation of the annual operating budget for the Owner in a format and on a schedule that satisfies the requirements of HUD, AMHA and LIHTC program.
6. All service contracts and insurance;
7. Fuel, electricity and municipal services;
8. Payroll expenses for site personnel;
9. Maintenance and operating expenses;
10. All taxes except income taxes;
11. Data processing costs;
12. Annual audited financial statement; and
13. Development administrative costs.

b. The following expenses will be paid from rental income earned on non-public housing units:

1. Any interest and amortization payments on mortgages and promissory notes; and
2. Replacement reserves and any other required reserves which will be segregated by separate bank and ledger accounts.

Payment of each expense is subject to Applicable Public Housing Requirements and the provisions of the Regulatory and Operating Agreement which limit the

categorized expenses that may be payable out of operating subsidy or other income from public housing units.

C. ON-SITE DEVELOPMENT STAFF

1. General Staffing Needs for the Development

Overall Site Management Responsibility will be assigned to the Property Manager under the supervision of the ~~Area~~Portfolio Manager. (Management Company Organizational Chart is attached hereto as Exhibit A.)

Construction: preparing specifications and securing bids for capital work will be done by the Construction Department at AMHA.

Management Tasks with Residents: resident selection, preparation for recertification in accordance with the applicable regulations and procedures for different unit types, resident compliance with the lease and rules, rent collection and move-in/move-out paperwork processing (including processing security deposits), lease termination and eviction and administration of the Grievance Procedure.

Management Tasks Related to Financial Management: rent collection and rent roll maintenance, approving invoices and reviewing monthly operating statements, budget preparation and compliance with approved annual budget and preparing specifications and securing bids for capital work.

Management Tasks Related to Building Maintenance: acceptance and delegation of work orders, supervision of cleaning, rubbish removal, snow removal, living quarters inspections, quarterly building inspections and oversight of unit turnovers.

Overall Maintenance and Repair Responsibility: will be provided by the Development's Property Manager. The maintenance staff will work under the daily supervision of the Property Manager. S/he will be assisted by a Janitor.

Maintenance Tasks: acceptance of work orders, completion of work orders and return of completed work orders to the Property Manager, contracting with contractors for work which is beyond the staff's ability to perform, preparation of living units for turnover, completion of tasks on Preventive Maintenance Schedules, and completion of quarterly Site Safety Inspections (in conjunction with Property Manager). ~~Cleaning and rubbish removal:~~General grounds maintenance will be done by the maintenance staff or contractor.

Snow Removal: will be done by all maintenance staff or contractor.

2. Employee Selection Policies

a. Criteria used for selecting employees.

The Agent is an equal opportunity employer. The Agent will hire staff and on-site personnel in full conformity with all applicable federal and state equal opportunity employment laws.

b. Training methods for on-site employees.

Training for all positions will be provided by the Agent. The Agent will provide individual training for all management staff in the specific programs and documents that regulate the operation of the Development and will provide courses and seminars in order to keep all employees abreast of changes in federal and state regulations.

Additionally, management employees will be encouraged to attend courses offered ~~by the Institute of Real Estate Management and other~~ professional property management organizations as well as courses provided by [the Ohio Capital Corporation for Housing \("OCCH"\)](#), OHFA and HUD. Maintenance staff will be encouraged to attend appropriate courses related to physical plant issues at local vocational schools or other prior-approved courses.

c. Methods of monitoring performance and accountability of on-site personnel.

The performance of each staff member will be reviewed during a 120-day probationary period on the job and annually thereafter. In addition, the supervisor(s) will meet regularly with staff members to establish priorities and monitor the implementation of assigned tasks. Unsatisfactory performance of duties by any staff member will result in disciplinary action and may lead to termination.

Employee Qualifications:

Specific Job Descriptions are attached as Exhibit B.

3. Security Measures

a. Physical Safety

Security at the property will be provided by a combination of hardware (locks) and on-going staff presence.

Units at the Development will each be equipped with a "peep hole" or other devices for occupants to know who a visitor is before opening a door. Interior common areas and the exterior of the premises will have good lighting.

Regular meetings with staff and residents will include discussion of security issues including appropriate responses to emergencies. Management will encourage and support collaboration between residents and police in identifying and addressing neighborhood security concerns.

b. Communication Network

The Property Manager has ultimate responsibility for communication at each property. The Property Manager communicates with site staff through formal and informal meetings, memos and work orders. The Property Manager and Site Manager are available during office hours to meet directly with residents and also communicate indirectly with the residents through letters, memoranda and newsletters. Regular meetings will be held for the general resident population as well as with resident committees and any resident association.

After hours emergency calls will be directed by the answering service to the staff member on-call. The Property Manager will be notified of the emergency as soon as appropriate. The ~~Area~~Portfolio Manager will be notified of the emergency by the Property Manager. Generally, in situations involving a threat to life or safety of the residents or substantial damage to the property, the ~~Area~~Portfolio Manager, ~~Deputy Director of Operations~~Chief Administrative Officer, and Owner will be contacted immediately. In a case of less serious emergencies, these individuals will be notified during the same day or the day following an emergency that occurs at night.

An integral part of the orientation of new residents to their apartments is the importance of communicating essential information to property management personnel. Included in this orientation component will be:

1. Office Hours;
2. Emergency and non-emergency telephone numbers; and
3. Training about measures to be taken to avoid emergencies, as well as the appropriate response to various emergencies.
4. New resident orientation to their dwelling unit.

c. Key Control

Two (2) unit keys will be stored in a locked unit key box in the office of the Property Manager. The unit key box key and unit master keys will be maintained in an electronic key control cabinet in the Property Managers office. Only appropriately authorized staff will have access to unit and master keys to the property. A key schedule and key control file will be developed and maintained in the building files off site. All staff will be trained and provided copies of the Access/Key Control Policy and Procedures. Audits will be performed to monitor and ensure compliance.

d. Person Responsible in an Emergency

The Property Manager will have overall responsibility for the Development. S/he will contact the appropriate Development staff, municipal agency or service or outside contractor to deal with any emergency which may occur. Site staff will be instructed in the procedures to follow in the case of an emergency and when and how to contact the Property Manager if an emergency occurs when they are not at the site. The Property Manager will report to the ~~Deputy Director of Operations~~Chief Administrative Officer the nature of the emergency and review the corrective action required and/or taken.

4. Marketing

A waiting list will be maintained in the format defined in the ACOP and updated annually. In order to maintain a sufficient number of eligible applicants for all types of units and all income tiers, the Agent will

advertise when necessary based on anticipated turnover. Advertising will be in conformance with HUD guidelines and will include outreach in concert with the Affirmative Marketing ~~Plan~~[Plans](#)

5. Occupancy Terms

Agent will assure that all staff are familiar with the ACOP, Regulatory and Operating Agreement, [any HAP Contracts](#), Section 42 of the Internal Revenue Code that regulates the occupancy of the LIHTC Units, equal housing laws and this Management Plan and oversee compliance with these requirements and plans.

The Agent shall seek to occupy the Development in accordance with the following income tiers:

Phase 1:

4 units to be occupied by households with incomes at or below 50% of area median income (AMI)

76 units to be occupied by households with incomes at or below 60% of AMI

Phase 4:

5 units to be occupied by households with incomes at or below 35% of AMI

24 units to be occupied by households with incomes at or below 50% of AMI

19 units to be occupied by households with incomes at or below 60% of AMI

Phase 5:

All units to be occupied by households eligible for the public housing or Section 8 programs.

EVS:

5 units to be occupied by households with incomes at or below 35% of AMI

15 units to be occupied by households with incomes at or below 50% of AMI

30 units to be occupied by households with incomes at or below 60% of AMI

a. Inspections

Unit inspections will be performed by the Property Manager and the tenant at initial occupancy, ~~on the anniversary of move-in (or more frequently if required)~~[quarterly thereafter](#), and prior to move-out. [Tenants are encouraged to be present for all quarterly and move-out inspections, but their presence is not required.](#) The Unit Inspection Form (Exhibit D) will be used to record the results of the inspection. The Site Manager and the tenant will sign and date the Inspection Form [at the pre-occupancy inspection](#), indicating their agreement on the conditions described.

The Property Manager will inspect the public areas of the property on a daily basis. A full Safety Inspection will be conducted by the Property Manager quarterly. The ~~Area~~[Portfolio](#) Manager will participate in one of these quarterly inspections each year to

assure that appropriate standards are maintained and to prepare for the annual budget process.

b. Eligibility and Occupancy Procedures

In respect to all LIHTC and public housing units in the Development, the Property Manager and Site Manager will be trained in and follow all regulations related to leasing LIHTC Units as outlined in the relevant OHFA handbooks and will be familiar with the ACOP and the HUD admissions policies/regulations for public housing units. With respect to the PBV Units the manager will be trained in and follow all regulations related to leasing Section 8 units and the HAP Contract. S/he will make an initial determination of the applicant's household income based on a preliminary application. S/he will have each adult member of an applicant family sign the necessary consent forms to secure third-party verifications of income, credit/criminal histories and landlord information, among other things. Once information has been verified, the appropriate certification forms will be completed. All successful applicants will be income eligible and have acceptable credit, criminal history and landlord references.

c. Criteria for Rejecting Applicants

Subject to the ACOP, an applicant may be rejected for any of the following reasons:

1. Substantial risk that the applicant may be unable or unwilling to pay rent.
2. Substantial risk that the applicant or members of the applicant's household will interfere with the health, safety and/or security of the property.
3. Substantial risk that the applicant or members of the applicant's household will interfere with the right of other residents to the peaceful enjoyment of the leased premises.
4. Substantial risk of intentional damage or destruction of the unit, the common areas of the Development and/or the surrounding scattered-site community by the applicant or members of the applicant's household.
5. Substantial risk of committing criminal acts on the property (including, but not limited to, acts related to drug abuse).
6. Substantial risk of interference with the management of the property.
7. Failure to meet the eligibility requirements for the Development and unit type applied for as set forth in the ACOP
8. Submitting an incomplete or falsified application.

In making determinations relative to rejecting an applicant, the following considerations will be made:

1. The possible biases, attitudes and motives of all references and sources of information will be considered.
2. All information used in consideration of an applicant will be current.
3. Consideration will be given to the applicant's present income to rent ratio and whether the rent level for the unit for which the applicant is applying would help eliminate a present financial hardship when judging an applicant's payment record or credit report.

~~Being~~In accordance with the Violence Against Women Act, being a victim of domestic violence, dating violence, or stalking (a "victim of abuse"), is not a basis for denial of admission to a public housing unit if the applicant otherwise qualifies for admission. The Agent may require that the victim of abuse certify the abuse in accordance with applicable HUD guidance.

All rejections and supporting documentation will be reviewed by the Agent. All eligibility factors must be verified in writing and maintained in the applicant's file.

1. If it is determined that an applicant is ineligible because of family composition, because his/her income is not in compliance with the appropriate income limits for the apartment available, or because the applicant does not meet the selection criteria outlined above, the applicant will be promptly notified in writing of this determination. The notice will explain why the applicant will not be admitted. If the application was for a public housing and LIHTC Unit the notice will advise the applicant that h/she may request an informal settlement meeting in keeping with the grievance policy approved for the Development. The notice will inform the applicant that responding to the agent's notice does not preclude the applicant from exercising other avenues available if s/he believes the s/he is being discriminated against on the basis of race, creed, religion, sex, national origin, age, familial status or handicap.
2. The application, the notice of rejection, any applicant response and the agent's final disposition will be maintained for a period of not less than seven (7) years. The file will also contain all interview information and verified information on which the determination was based. The file will be maintained in a manner that respects the applicant's right to privacy.
3. All applicant households are entitled to either an informal hearing (public housing applicants) or a meeting with Management (all other applicants) to review the file. This request must be received, in writing, within ten (10) days from the date of the rejection notice.

d. Annual and Ongoing Functions (e.g. recertifications)

The Property Manager is responsible for the annual recertification process as to income and household size for all HOME and LIHTC households. The Property Manager will be trained in regulations regarding the

public housing, [tax credit, and HOME program, including on](#) recertification and will assure that the process is carried out in conformance with the requirements of the ~~LIHTC Program~~[appropriate programs. All public housing and Section 8 annual and interim certifications will be processed by the Agent's Central Recertification Department.](#)

e. Handbook and Statement of Resident Charges

A Resident Handbook will be developed and will include, among other items, Building Rules and Regulations. These rules will be incorporated into the lease.

A current list of charges that could be assessed to residents for damages caused by members of their household or their guests which are determined to be beyond normal wear and tear on the premises will be posted in the management office and included in the resident handbook.

f. Eviction Procedures

- 1. Subsidized tenants may be evicted for cause as set forth in the ACOP and in accordance with Ohio Landlord Tenant Law.**
- 2. Non-subsidized tenants are subject to Ohio Landlord Tenant Law.**

g. Rent Collection

Rents will be collected and payment entered on Agent's computer system. Agent uses a lock box system. Residents pay rent directly to the bank and the bank transmits a tape to the AMHA which up-dates accounts receivable. A detailed accounts receivable report will be produced and monitored both by the Property Manager and the Tenant Accounting supervisor. Separate rent rolls will be maintained for public housing units and non-public housing units.

Rents will be due and payable on or before the first day of each month and will be accepted and processed by the bank.

h. Security Deposit Returns

Prior to move-in, each tenant will pay a security deposit. Prior to move-out, the Property Manager will conduct an inspection with the tenant and any damage due to tenant's abuse or neglect will be noted and then tenant will be informed that s/he will be billed for the repair of the damage. Within thirty days after the vacate date, the tenant will receive a statement describing the original security deposit and any deductions for unpaid rent and/or the cost of repairs due to tenant abuse or neglect (a sample form is attached as Exhibit C). The former resident will receive either a statement showing the balance due to the Development or a statement showing a credit balance that will be refunded.

i. Visitors

- a. Visitors may be permitted in a dwelling unit so long as they are not on the AMHA Criminal Trespass List and**

they have no previous history of behavior at the Development that would be a Lease violation.

- i. Visits of less than three (3) consecutive days or less than fourteen (14) days total in any twelve (12) month period need not be reported to or approved by Management.
- ii. Visits of more than three (3) consecutive days but less than fourteen (14) days are permitted, provided they are reported to Management within 72 hours and authorized by Management.
- iii. Visits of more than fourteen (14) calendar days in any twelve (12) month period will be authorized only by Management with advance documentation of extenuating circumstances.
- iv. Visitors remaining beyond this period shall be considered unauthorized occupants and the Head of the Household will be guilty of a breach of the Lease.

j. Accounting and Record keeping

General Overview

Agent will perform the accounting functions on an accrual basis using integrated computerized accounting software. The central office personnel will generate Rent Rolls. Rents will be collected and recorded by the bank via the lock box system. Expenses for public housing units and non-public housing units will be entered and processed separately. The operating statements and balance sheet information will be maintained by the finance department. Agent's central accounting department generate the following monthly financial reports for review and quarterly submission to OCCH [for Phases 1, 4 and EVS](#):

- Rent Roll
- Budget Operating Report

- Balance Sheet
- General Ledger
- Check Register
- Accounts Payable Report
- Property Management Monthly Report

The Property Manager will identify variances between actual and budgeted amounts listed in the financial reports and will review monthly all significant deviations with the ~~Deputy Director of Operations~~ [Chief Administrative Officer](#).

Financial Reports will be sent to the Owner within [twenty \(20\)](#) days of the end of the each quarter which outline the preceding quarter's financial activities (assuming a fiscal year ending December 31 of every calendar year). Monthly, quarterly and/or annual reports required to be delivered to [OCCH](#), OHFA or to AMHA pursuant to contracts between the Owner and such entities will be prepared by the agent for submission by the Owner.

A detailed budget will be completed annually and submitted to the Owner for approval.

Description of Financial Reports are included as Exhibit C.

Reporting is required by the Limited Partner.

Rent Roll

The rent roll is the master listing of all tenants by property, showing for each tenant all financial and status information, including outstanding receivables itemized by date and type.

The Rent Roll will include:

All current billing amounts and prior receivables individually identified by date and billing code;

Receipts and adjustments posted for each item resulting in an itemized ending balance due for each charge;

A description of each billing charge, date of each payment transaction and balance due for each item;

Security deposit amounts;

At the end of each month, journal entries will be generated based on the month's transactions and posted to the general ledger.

Accounts Payable Report

The Accounts Payable Report will list all unpaid invoices at the end of each month. This report will indicate the vendor name, date the invoice was entered on the system, invoice number and amount due.

At the end of each month, journal entries will be generated based on the month's transactions and posted to the general ledger.

Check Register

A Check Register will be maintained which shows detailed information about each disbursement for the property for the month.

The Check Register will include:

Each check drawn for the Development during the month in check number sequence;

A total of all checks drawn against the property during the month;

The name and number of the account to which the item was charged and the number and description of the invoice paid by the particular check.

The Check Register will provide a means for controlling, reconciling and referencing checks and reflects the amount of money disbursed by the property.

At the end of each month, journal entries will be generated based on the months transactions and posted to the general ledger.

General Ledger

The General Ledger records the journal entries for each account on a monthly basis. The amount of each transaction and its distribution will be detailed on the report.

The General Ledger is the document from which all other financial reports are generated.

Budget Operating Report

The Budget Operating Report is an operating and financial analysis that compares the monthly and year-to-date performance of the property to the budget.

The Budget Operating Report will include current and year-to-date comparisons of the actual amounts to budget for all income and expense accounts showing variances and net income or losses.

The Budget Operating Report assists the Owner and the Agent in reviewing the performance of the property compared to established goals. Specific abnormal conditions are highlighted by the detailed comparisons for each line on the chart of accounts.

Balance Sheet

The Balance Sheet is a statement of the financial condition of the property as of the last day of each month. The Balance Sheet will show the Development's assets, liabilities and net worth.

1k. Maintenance of Tenant Files

1. Tenant Occupancy Files

The tenant files will be maintained in multi-part folders (one separate file for each tenant) which will be organized as follows:

Section 1

- Application
- Credit, Criminal History Check and any Housing Court History
- Landlord References
- Lease
- Riders to Lease
- Emergency Information

Section 2- (Filed in chronological Order)

- Initial Certification Documents
- Recertification Documents
- Final Documents from AMHA and/or OHFA
- Copy of "notations" from AMHA and/or OHFA

Section 3- (Filed in Chronological Order)

- General Correspondence
- Incident Reports
- Legal Matters

Low Income Housing Tax Credit Documents shall be maintained in a separate file and shall be organized as follows:

- Tenant Income Certification (TIC)
- SWORN and Asset Statements
- Supporting Documentation

2. Unit Files

One unit file will be maintained for each dwelling unit and one for each building, including common areas. Unit files will be maintained in perpetuity as on-going records of the maintenance activity for each unit and building. The following records will be kept in these files:

- Initial Inspection Forms
- All subsequent inspection forms
- All completed work orders
- Copies of any warranties related to furnishings and appliances in each unit

3. Tenant Access to Occupancy Files

In the event the Agent has taken any action adverse to a tenant or in the event the tenant has initiated a grievance, the tenant will be entitled to review his/her occupancy and/or unit files, as applicable, upon request. Any such review of the files must occur by appointment during normal business hours. Upon request, the Agent will provide a tenant with copies of such records as may be necessary to enable the tenant to understand and defend against any adverse management action.

D. EFFECTIVE MAINTENANCE PROCEDURES

1. Monitoring Systems and Record Keeping

An important component of effective maintenance systems is the establishment of monitoring and record keeping systems and procedures, which describe tasks to be performed and record their performance. To that end the following will be established:

Building Files to contain:

Warranty File: copies of all warranties received from general contractor/architect at the end of construction (roof, mechanical systems, appliances) and copies of subsequently received warranties, filed by items (roof, stoves, etc).

Operations Manuals: copies of all operating and/or service manuals received at the end of construction or afterwards; filed by type of item.

As-built Drawings: stored in a secure location; describe location in the Building Files.

Contracts: copies of all service/maintenance contracts, e.g. extermination and alarm systems, filed by type of contract.

Bids: copies of current bids and rejected bids, filed by type of service (See Exhibit D)

Loss Control/Site Safety Inspection: Copies of all completed Site Safety Inspections (Exhibit D)

Building Work Orders: copies of all completed work orders for items not in Development units, filed chronologically.

Maintenance Schedules: copies of blank schedules and all completed ones (Exhibit D)

Key Control and Valve Location Charts: copy of key control list and Valve Location Chart. Valve Location Chart should be posted in area where valves are located.

Unit Files: one for each dwelling unit, to contain all Unit Inspection Reports (Exhibit D) and all completed work orders, filed chronologically: not removed when a tenant moves out; becomes a history of the unit.

2. Unit Inspections

Prior to initial occupancy, the Property Manager and Maintenance Supervisor will inspect each building, including all dwelling units and common spaces. Any defect in installation or operation will be reported to the general contractor/architect contact for correction. Inventories of all items will be prepared (Exhibit D) and warranty and instruction files will be established for all mechanical equipment, roofs and any other applicable item. As-built drawings will be obtained from the architect/general contractor and filed in the Development's Building Files.

Unit inspections will be completed by the Property Manager and each tenant at the time of move-in (See Exhibit D). The inspection form will be signed and dated by the tenant and Site Manager indicating their agreement as to the condition of the unit, as described on the Inspection Report. Each Inspection Report will be filed in the Unit File.

Prior to move-out an inspection will be performed by the Property Manager and the tenant and the Property Manager will prepare a new unit inspection report. Property Manager and tenant will sign and date the report indicating their agreement to the conditions. Any damage caused by the tenant, beyond normal wear and tear including those caused by severe housekeeping problems, will be noted and an invoice for the cost of repairs will be submitted to the tenant. Work orders will be prepared for any corrective work and completed work orders will be filed in the Unit File.

In addition, the Property Manager will prepare a turnover checklist or work order(s) to be used by the Maintenance Supervisor to prepare the unit for the next tenant. Once the unit is ready, the Property Manager will inspect the unit to assure that the unit is complete. The Site Manager will conduct a unit inspection with the new tenant. Both parties will date and sign the Unit Inspection Report and it will be filed in the Unit File.

Each unit will be inspected annually on or about the anniversary of the move-in date. The Site Manager will inspect units in the first month of occupancy and report to the Property Manager any unit that will require frequent inspections in order to assure that the unit is maintained at an acceptable level. The Unit Inspection Report will be used to record the results of each inspection and a copy, signed and dated by the tenant and Site Manager, will be retained in the Unit File. Work orders will be prepared for any corrective work required and a copy of the completed work order filed in the Unit File. Tenants will be billed for any damage beyond normal wear and tear.

3. Schedule of Interior and Exterior Painting

Individual living units will be painted at turnover if needed. A Unit Inventory List will be maintained and a schedule for repainting established based on the condition of the units and level of turnover. Common and public spaces (halls, community space, laundry rooms) will be painted as needed.

Building's exterior trim and door painting will be scheduled for painting as required based on quarterly Site Safety Inspections (Exhibit D). This painting will most likely be required at five-year intervals.

4. Garbage and Trash Removal

Garbage and trash will be removed on a weekly or as-needed basis by ~~a local rubbish removal service~~ the City of Akron.

5. Snow Removal

Removal of snow and ice from steps and sidewalks will be performed by maintenance and/or contractor.

6. Other Contract Services

A maintenance and service contract with a licensed contractor will be secured for extermination for insects and rodents. A contract may be secured for snow removal, grounds maintenance, painting or other services.

7. Cleaning Schedules

Public areas will be cleaned by the staff. A schedule will be developed which assures that all areas are clean and well maintained (Exhibit D). The Property Manager will oversee the cleaning and make changes in the schedules as required.

8. Major Repairs

Repairs are the responsibility of the Property Manager. If the work is beyond his/her ability, an outside contractor will be contracted to perform the repair. For repairs in excess of \$1,000 which are not included in the approved Operating Budget, the Deputy Director's approval will be required. Bids will be secured for repairs costing in excess of \$5,000, except in the event of an emergency in which case the repair will be made immediately.

9. Grounds Upkeep

Maintenance personnel will be responsible for maintaining the grounds and for keeping walkways free of debris and in good repair. Contractors may be utilized for some of the snow removal and grounds work as necessary.

10. Resident's Reporting of Maintenance Repair Needs

Residents will be instructed to report immediately to the Property Manager any maintenance repair needs they observe, either in their living units or any public area. After normal working hours, emergencies may be called in to the answering service which will be responsible for directing the call to the appropriate staff person.

Instructions about this process will be given to each tenant as part of the move-in orientation and will be included in the Resident Handbook.

11. Maintenance Service Available at all Times

The maintenance supervisor will be required to carry a cell phone and be on call at all times. S/he will be contacted during the day by the Property Manager and after hours and on weekends, in the event of an emergency, by the answering service. The Property Manager will make arrangements for the same level of service while on vacation or leave.

12. Resident Charges for Repairs

Residents will be charged for repairs to their living units or common areas which are required due to the resident's abuse or neglect, including severe housekeeping problems. During the move-in orientation, the Property Manager will explain to the resident his/her responsibility in caring for the living unit. This responsibility will also be addressed in the Resident Handbook.

Damages caused by resident abuse or neglect may be identified during any Unit Inspection or by maintenance personnel performing a work order. The Property Manager will determine when a repair is caused by the resident's abuse or neglect and will inform the resident of his/her responsibilities to pay for the repair. A resident who does not agree with the Site Manager's determination may contest the matter pursuant to the Grievance Procedure. A Schedule of Tenant Charges and Repairs, that lists the cost of specific repairs, will be posted in the management office. The schedule will be periodically reviewed and revised based on actual expenses.

13. Ordering Equipment and Supplies

As described above, an Operating Budget will be prepared for the property. The Property Manager will be authorized to purchase items described in the budget, unless the cost differs from that listed in the budget. The [AreaPortfolio](#) Manager must approve the purchase of any item not included in the budget or the cost of items that differs from the budget.

14. Preventive Maintenance

Prior to initial occupancy, Preventive Maintenance Schedules will be prepared which assure that all systems are maintained appropriately (See Exhibit D). The Property Manager will be responsible for performing all tasks not assigned to an outside contractor. The Deputy Director will review the completed schedules with the Property Manager to assure that the tasks are performed as scheduled. The completed schedules will be filed in the Building Files.

In addition, the Property Manager and/or assigned personnel will conduct the quarterly Site Safety Inspections (Exhibit D). Work orders will be completed for any item requiring correction. Copies of the completed work orders will be filed in the Building File.

E. RESIDENT PARTICIPATION

1. Resident Involvement in Management Operations

The Agent will support any resident association and individual residents in their efforts to participate in the Development.

EXHIBIT A

Organizational Chart

~~{FORTHCOMING}~~

AMHA - HOPE VI/EDGEWOOD

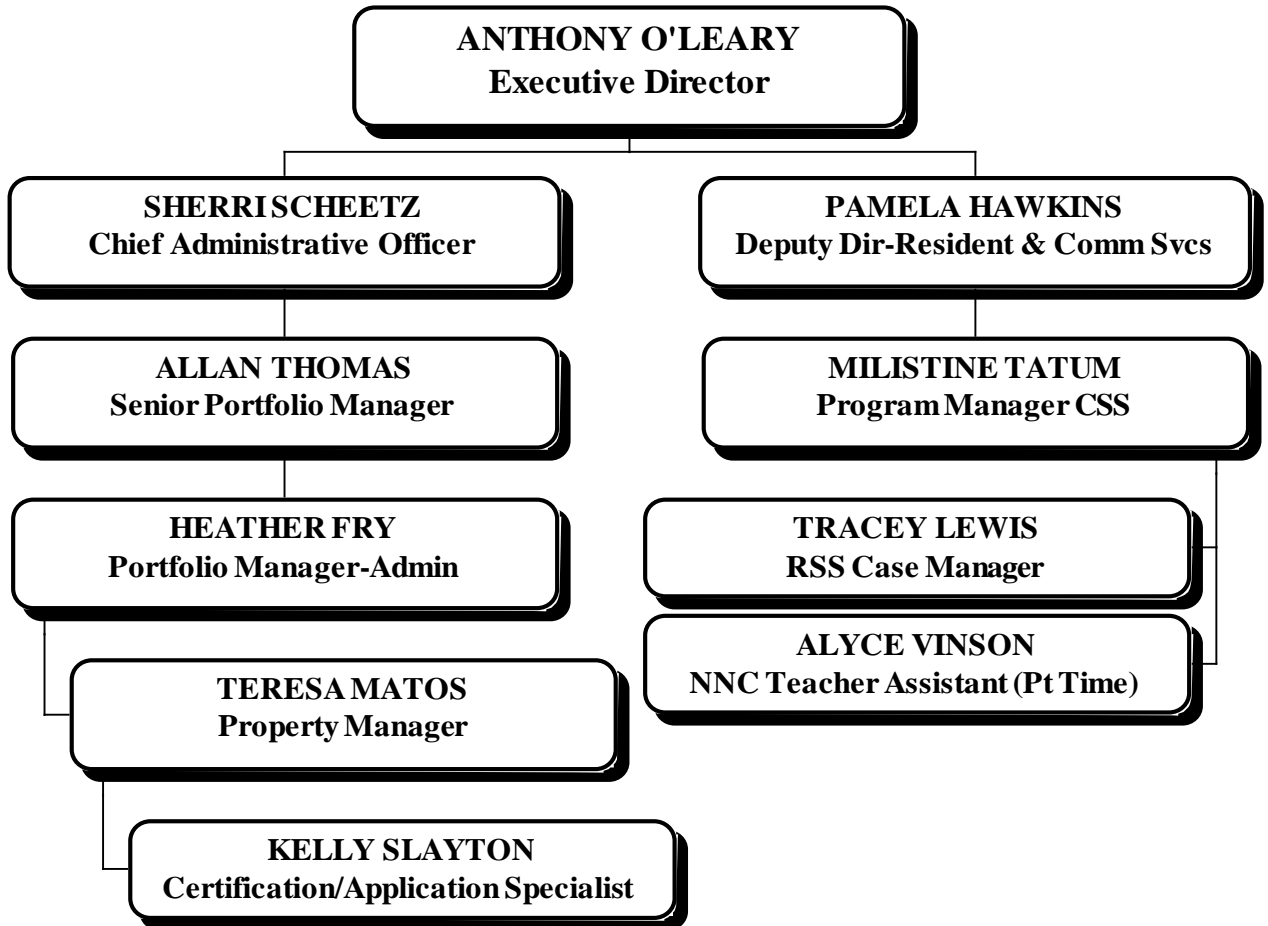


EXHIBIT B Job Descriptions

EDGEWOOD VILLAGE

Job Title: Property Manager, [HOPE VI](#)
Reports to: [Area](#)[Portfolio](#) Manager
Department: [Edgewood Village](#)[Housing Operations](#)
Date: [September 2007](#)[April 2010](#)
FLSA Status: Exempt

General Purpose:

~~The Property Manager has broad responsibility for managing all aspects of one or more housing sites. Responsibilities include managing the daily operations, property management, vacancy reduction, primary purpose of this position is to manage the Akron Metropolitan Housing Authority's ("AMHA" or "Authority") HOPE VI properties, in accordance with the Authority's asset management model and all applicable regulations, policies and procedures. The incumbent manages all day-to-day operational activities, including occupancy, waitlist management and leasing, lease enforcement, recertification, resident problem resolution, property appearance, maintenance, purchasing, and budget responsibility. Supervises other staff members~~ [This position is responsible for the supervision of assigned staff.](#)

Essential Duties and Responsibilities:

~~Responsible for ensuring that facility is fully occupied. Leases apartments to new tenants, including showing vacant units, calculating rents (when necessary), explaining lease terms and executing lease agreements. Represents AMHA in a professional and courteous manner at all times. Monitors lease compliance by supervising resident performance through activities such as: inspections, following up on the month aged receivables report, holding informal hearings and participating in formal hearings. Promptly and courteously attends to all resident complaints and follows through to ensure that matter has been resolved. Issues eviction notices and testifies on behalf of AMHA in housing court proceedings. Conducts thorough unit inspections such as move in, 90 day, move out and housekeeping, in accordance with Agency standards and timetables. Schedules inspections and notify residents in accordance with guidelines. Stays up to date on HUD guidelines and other applicable regulations.~~

~~Responsible for managing all maintenance functions. Ensures vacant units and work orders are completed on a timely basis. Supervises maintenance and janitorial staff. Ensures work orders are completed on a timely basis, follows up to ensure satisfactory results, supervises the closing of closes work orders, ensures that after hours emergency services are available to residents, contracts with outside maintenance providers as appropriate, supervises contractors and ensures quality work is performed. Conducts thorough grounds inspections as necessary and tracks results. Coordinates monitors and contracts some services, as necessary. Budgets for and coordinates smaller capital projects with the Construction Department. Monitors security information and takes appropriate action.~~

~~Prepares annual budget, presents to owner for approval, and analyzes monthly financial statements to ensure budget objectives are met. Monitors all costs.~~

~~Responsible for purchasing of goods and services for the property in a manner consistent with agency procurement policy. Ensures proper materials and services are obtained, at the best price, and that~~

~~economical inventories are maintained. Obtains approvals as required. Utilizes proper PO procedures, ensures goods and services are received, and reconciles accounts. Approves invoices for payment.~~

~~Ensures that positions are filled with individuals who meet the skills, abilities, experience levels and competencies required by the position. Responsible for the activities and results of the property staff. Ensures that facility and Agency objectives are met through the coordinated efforts of facility personnel. Ensures that work is prioritized and appropriately assigned. Sets clear expectations and goals, provides timely feedback on a regular basis, and completes coaching sessions with staff members on a timely basis. Provides appropriate training for staff members, and assures that staff has appropriate tools and resources to achieve their objectives. Ensures that staff work activities and management actions are in compliance with applicable Union contracts. Responsible for ensuring that employee are trained in and follow appropriate safe work practices at all times. Manages communication channels between facility staff and other departments within the agency.~~

The below statements are intended to describe the general nature and scope of work being performed by this position. This is not a complete listing of all responsibilities, duties and/or skills required. Other duties may be assigned.

- Supervises the operation and maintenance of assigned mixed-finance site(s), consistent with overall Authority quality, occupancy, cost, and revenue goals; ensures that assigned site(s) are maintained in decent, safe, and sanitary condition at all times; organizes assigned work; adapts work methods to site needs; develops effective work methods that comply with Authority expectations; and partners with internal and external resources to maintain high levels of property performance and standards.
- Works with Portfolio Manager and Senior Portfolio Manager to prepare long- and short-term strategic plans for the assigned site(s); develops and implements policies and procedures related to the operations of assigned site(s).
- Supervises and/or coordinates the work of staff, including management aides, maintenance workers and/or janitors, as assigned; establishes meaningful job objectives for subordinate staff and monitors the accomplishment of those objectives; motivates staff to work together in an efficient manner; participates in hiring property staff, establishes performance standards, conducts regular coaching sessions, delivers or recommends disciplinary action up to and including suspensions and terminations, conducts staff meetings, approves timesheets and annual and sick leave, and monitors absences; complies with applicable bargaining unit agreements.
- Ensures full compliance and meets performance goals in the areas of leasing, unit turnover, timely rent collection, day-to-day procedural issues, and lease administration; maintains waitlists; processes resident applications; verifies employment, income and assets; performs background checks; accurately calculates rent and utility allowances.
- Coordinates with ~~other AMHA departments and community resources on programs and services available to residents. Ensures residents have access to all available programs and services.~~ Portfolio Manager and directs maintenance staff to ensure work order completion (emergency, routine, and preventative) and budget adherence.

~~Promptly and accurately completes all reports as required by HUD and/or AMHA. Maintains accurate records in accordance with record retention schedule.~~

~~Provides helpful direction and information to residents, representing AMHA in a professional and courteous manner at all times. Follows customer service guidelines at all times. Actively works to reduce customer complaints.~~

Miscellaneous

- Oversees the timely lease up of vacant units and rent collection; shows vacant units; conducts lease-up and orientation of new tenants; and ensures the adherence to established policies for the enforcement of leases and collection of all rent and other receivables due to the Authority; monitors and enforces resident compliance with the lease in a manner that establishes and sustains a positive living environment for all residents.
- Completes all necessary annual and interim recertifications in accordance with applicable regulations, policies and procedures.
- Processes and sends delinquency notices; initiates evictions for lease violations in compliance with Authority policies and applicable federal and state laws.
- Conducts and/or ensures completion of move-out inspections in a timely manner and accurately calculates charges against security deposits; conducts and/or ensures timely completion housekeeping inspections as necessary; prepares for and coordinates other required inspections and audits as necessary.
- Submits all required paperwork and reports accurately and in a timely manner, including monthly and annual reports on property performance, compliance issues (if any), asset/financial management, personnel issues, and lease terminations and enforcement activity.
- Participates and assists as needed with all audits and/or compliance initiatives.
- Prepares site specific operating budgets, ensuring that all site conditions and needs are met in accordance with asset-based budgeting and administration; maximizes the properties' income and minimizes expenditures consistent with preservation of the physical plan and long-term fiscal viability; monitors the properties' cash flow; tracks monthly and year-to-day expenditures, making or recommending adjustments as needed.
- Purchases goods and services as needed; ensures compliance with all procurement policies; coordinates with contractors and skilled trades to ensure proper maintenance of the properties.
- Inspects grounds and buildings regularly to identify areas that need improvement and for safety and security risks; coordinates with maintenance, construction, skilled trades and security personnel to remedy issues.
- Maintains clear and consistent communication with outside agencies, tenant groups, neighbors, and internal Authority departments.
- Participates in the capital planning and redevelopment process, as needed.
- Maintains tenant files in compliance with all requirements.
- Handles all issues pertaining to the resident organization; refers special cases to the appropriate authority as needed; establishes and maintains positive relations by interacting with residents through formal and informal meetings, and through oral, telephonic and written communications.
- Ensures the positive interaction between residents and subordinate staff.
- Administers informal resident grievance process in accordance with Authority policies and procedures; participates in formal hearings and appears in court as needed.
- Participates in weekend and after-hour coverage rotation with other Property Managers.

Miscellaneous

- Devotes appropriate attention to AMHA Action Plan objectives as assigned, ensuring that such goals are met or exceeded.

- Participates in coaching sessions; attends meetings and follows up as necessary.
- Maintains a record of acceptable staff attendance and punctuality.
- Other duties as assigned.

Qualifications:

To perform this job successfully, an individual must be able to perform each essential duty satisfactorily. The requirements listed below are representative of the knowledge, skill, and/or ability required. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

Behavioral Competencies: This position requires incumbents to exhibit the following behavioral skills:

Commitment: Sets high standards of performance; pursues aggressive goals and works hard/smart to achieve them; strives for results and success; conveys a sense of urgency and brings issues to closure; persists despite obstacles and opposition.

Customer Service: Meets/exceeds the expectations and requirements of internal and external customers; identifies, understands, monitors and measures the needs of both internal and external customers; talks and acts with customers in mind. Recognizes working colleagues as customers.

Effective Communication: Ensures important information is passed to those who need to know; conveys necessary information clearly and effectively orally or in writing. Demonstrates attention to, and conveys understanding of, the comments and questions of others; listens effectively.

Responsiveness and Accountability: Demonstrates a high level of conscientiousness; holds oneself personally responsible for one's own work; does fair share of work.

Leadership: Provides direction by clearly and effectively setting course of action for department and subordinates; manages performance by providing regular feedback and reinforcement to subordinates.

Job Competencies:

Knowledge of tax credit/Hope VI property management regulations; knowledge of the United States Department of Housing and Urban Development's regulations and property/housing management as well as general landlord/tenant and fair housing laws; knowledge of general maintenance, including preventative maintenance; knowledge of procurement procedures and policies and budget management; knowledge of accounting and finance; ability to analyze property needs and design and implement procedures and policies; understanding of Authority strategic goals and structure; skills in multi-tasking, prioritization and problem resolution; familiarity with Authority employment policies and union agreements.

Minimum Qualifications, Education, Experience and Certifications:

~~High school diploma, bachelor's degree preferred, Bachelor's Degree and a minimum of three to five(3) years² of property management experience. At least, including a minimum of one (1) year of supervisory experience. Computer literacy required. Recognized certification, as determined by AMHA, may be, or an equivalent combination of experience and education. Public Housing Management Certification or other equivalent property management certification is required or must be obtained~~ within one year of date of hire. Recertification and Rent Calculation certifications

preferred. Must have ~~a~~ valid Ohio driver's license and be insurable under AMHA's ~~automobile insurance policy.~~ policies.

Physical Requirements. ~~The physical demands described here are representative of those that must be met by an employee to successfully perform the essential functions of this job:~~

~~Physical demands may include kneeling, reaching, pushing, fingering, manipulating, talking, hearing, sitting for extended periods, crouching, standing for extended periods, stooping, walking, lifting up to 10 lbs. and repetitive motion using a keyboard, telephone and calculator. The visual acuity requirements include viewing a computer monitor and extensive reading.~~

Working Conditions. ~~The work environment characteristics described here are representative of those an employee encounters while performing the essential functions of this job. Combined office and outdoor environment. Must be available for on-call duty and to report to sites at any hour.~~

Employee Understanding:

~~The above job description was received, read and understood by me.~~

Employee's signature _____ Date

Supervisor's signature _____ Date

~~The above statements are intended to describe the general nature and level of work being performed by people assigned to this classification. They are not intended to be construed as an exhaustive list of all responsibilities, duties and skills required of personnel so classified.~~

EDGEWOOD VILLAGE

Job Title: Management Aide
Reports to: Property Manager
Department: Edgewood Apartments
Date: September 2007
FLSA Status: Non-exempt

General Purpose:

To assist the Property Manager in all aspects of the overall operation of the housing development, including record keeping, data collection and recording, bookkeeping, lease-ups, move-outs, inspections, maintaining AMHA policies, and promoting tenant relations.

Essential Duties and Responsibilities:

- 20% Respond to inquiries from current and prospective tenants and the general public, providing information in accordance with AMHA policies and procedures. Must maintain in-depth knowledge of AMHA policies and procedures.
- 20% Print, distribute and close work orders on computer for needed maintenance for units and provide tenants with information and assistance as needed.
- 50% Perform routine bookkeeping and clerical duties at the direction of the Property Manager. Maintain and originate records concerning leases, billing and delinquent rent accounts. Keep tenant ledgers on computer; perform routine calculations to check balances, track refunds, rent charges and repair costs. Type eviction letters and other communications to tenants. Maintain appointment books. Maintain and report account records on computer (e.g., vacancy, delinquent report) for use by other staff. Post data concerning vacancies to assist in maintaining occupancy rate. Prepare payroll and verify other personal and confidential information. Enter various data in computer. Prepare reports as required. Maintain files.
- 5% Give appropriate guidance to temporary workers, volunteers, and maintenance personnel.
- 5% Miscellaneous
 - Ordering supplies
 - Type requisitions, letters, etc.
 - Other duties as assigned.

Minimum Qualifications, Education and Certifications:

Computer Skills:

High school diploma (or equivalent) and one year of clerical experience and knowledge of basic bookkeeping procedures. Basic knowledge of computer and office equipment. Demonstrated proficiency with word processing and spreadsheet programs. Demonstrated customer service skills required. Must have a valid Ohio Driver's License and be insurable under AMHA.

To perform this job successfully, an individual should be competent in the usage of housing management software, database, e-mail, internet, spreadsheet and word processing software. Must be able to learn other computer software programs as required by assigned tasks.

Physical Requirements: The physical demands described here are representative of those that must be met by an employee to successfully perform the essential functions of this job:

~~Physical demands may include kneeling, reaching, pushing, fingering, manipulating, talking, hearing, sitting for extended periods, crouching, standing for extended periods, stooping, walking, lifting up to 10 lbs. and repetitive motion using a keyboard, telephone and calculator. The visual acuity requirements include viewing a computer monitor and extensive reading.~~ While performing the duties of this job, the employee is frequently required to move about their assigned properties, ascending and descending stairs and ladders to meet with residents, conduct physical inspections and observe property activities. While inspecting housing units and/or maintenance work, the employee may occasionally be required to position self to observe work completed under cabinets, sinks or in high locations. Incumbent is also often required to maintain a stationary position, operate computers and other office equipment, move about the office, attend onsite and offsite meetings, and communicate. The employee must be able to accurately exchange information in person, in writing and via e-mail and telephone. The employee must occasionally transport up to 40 pounds.

Working Conditions: The work environment characteristics described here are representative of those an employee encounters while performing the essential functions of this job:

~~Office environment. May travel between offices and spend work days at different offices.~~ residential property and outdoor environment. Employee may be exposed to outdoor weather conditions and possibly hostile and/or dangerous situations. Moderate noise level.

Employee Understanding:

The above job description was received, read and understood by me.

Employee's signature

Date

Supervisor's signature

Date

~~The above statements are intended to describe the general nature and level of work being performed by people assigned to this classification. They are not intended to be construed as an exhaustive list of all responsibilities, duties and skills required of personnel so classified.~~

[4819-7514-6246, v. 2](#)

EDGEWOOD VILLAGE

Job Title: Maintenance
Reports to: Property Manager
Department: Edgewood Village
Date: September 2007
FLSA Status: Non-Exempt

JOB OBJECTIVE

The primary objective of this position is to perform a variety of general and semi-skilled maintenance, cleaning, painting and repair functions to housing units in order to assist in the preparation of such units for occupancy. The incumbent in this position works under the general supervision of the Foreman or Housing Manager.

ESSENTIAL DUTIES

Assists in the preparation of vacant housing units for occupancy by cleaning and making necessary repairs.

Installs, and/or repairs vanities, hand rails, countertops, cabinets, doors, windows, screens, smoke detectors, flooring, roofing, etc.

Performs routine electrical work; makes repairs to or replaces switches, outlets, light fixtures, wiring, etc.

Prepares and paints housing units using common painting equipment and instruments including roller, paint brush, sprayer, ladder, etc.

Shampoos carpets, mops and waxes floors, and performs general cleaning, etc.

Makes repairs to or replaces toilets, faucets, hot water tanks, etc.; caulks windows, tubs and sinks.

Removes trash, carpeting, graffiti, etc.

Makes routine repairs to drywall and plaster to repair holes, dents, etc.

Performs routine plumbing work; repairs plumbing leaks in pipes, sinks, etc; cleans and unclogs plumbing and sewer stoppages; cuts and replaces piping.

Makes routine repairs to or replaces gas valves, blowers, thermostats, thermocouples, filters and other mechanical components and parts to heating and air conditioning units; performs routine maintenance and repairs to appliances such as refrigerators, stoves, furnaces, etc.; checks for gas leaks.

Performs routine carpentry work.

Removes snow, cleans gutters, maintains grounds, etc. as required.

Repairs and/or replaces locks.

Boards up and secures housing units as necessary.

Responds to service calls.

Picks up and transports work materials, tools and equipment to the job site using and agency vehicle.

Operates various hand and power tools and equipment related to electrical, plumbing, carpentry, painting and general maintenance and repair work including drill, screw gun, circular saw, saber saw, screwdriver, hammer, mop, vacuum sweeper, sewer machine, dry vac, wrench, snow blower, pliers, putty knife, jig saw, etc.; uses various cleaning materials and solutions to sanitize and clean the interior of housing units including appliances; maintains such tools and equipment in proper working condition.

Receives work orders and general instructions related to the tasks to be performed. Evaluates condition and/or repair and/or replacement needs and determines the appropriate sequence, methods and procedures necessary to complete the work. Estimates and secure adequate materials, supplies, tools and equipment to complete work assignments. Completes time sheets and other work records.

May serve as the lead maintenance worker on crew performing maintenance and repair work; assign tasks as needed; instruct employees in proper maintenance and repair methods as necessary.

Performs other duties as required.

JOB REQUIREMENTS

Broad knowledge of and skill and experience in applying the methods, sequences, materials, procedures, trade practices and techniques used to maintain and repair the interior systems, structures, fixtures and appurtenances of housing units; skill and experience in the use of various power and hand tools and equipment necessary to complete the work; basic knowledge of and skill and experience in applying plumbing, carpentry, plastering, painting, custodial, and general building maintenance and repair methods, materials, techniques and trade practices; basic knowledge of and skill and experience in repairing common household appliances.

Knowledge of and ability to conform to common work practices, policies, procedures, etc. and work independently; ability to read, write, and communicate effectively; ability to comprehend, interpret, and follow written and oral instructions, directions, etc. and complete the work to desired specifications and quality standards; ability to work well with others and function as a member of a crew; knowledge of and ability to follow safety policies, procedures, practices and regulations; ability to organize and plan the sequence of tasks necessary to complete job assignments; ability to identify and evaluate repair and material needs, and solve work related problems; possession of a valid Ohio Driver's License, a good driving record, and insurability.

PHYSICAL DEMANDS AND WORKING CONDITIONS

The work of this position necessarily involves some exposure to a variety of environmental conditions including fumes, odors, dust, dirt, heat, etc. Exposure to unfavorable health and safety factors in working conditions may be present due to the type of mechanical equipment used and the variety of functions performed. The position requires normal attention to tasks being performed and moderate to heavy physical exertion necessitating full and unrestricted body movements and use of all limbs and major muscle groups. This position requires the incumbent for frequent and/or prolonged periods to stand, bend, stoop, climb, crouch, reach, push/pull (up to approximately 100 lbs.) balance, lift (up to 50 lbs.), manipulate and grasp. Normal vision (particularly at close range) is required due to the fact that incumbent must exercise hand-eye coordination and operate motorized tools, equipment and vehicles.

EDGEWOOD VILLAGE

Job Title: Janitor
Reports to: Property Manager
Department: Edgewood Village
Date: September 2007
FLSA Status: Non-Exempt

JOB OBJECTIVE

The primary objective of this position is to maintain the cleanliness of the various facilities, buildings and properties of the agency by performing manual cleaning tasks and minor maintenance and grounds-keeping duties. The incumbent in this position works under the general supervision of the H & G Manager.

ESSENTIAL FUNCTIONS

Performs manual cleaning tasks to agency facilities, buildings and properties. Mops, sweeps and buffs floors; vacuums and shampoos carpets; dusts furniture; cleans restroom, elevators, doors, lights, floors, laundry rooms and other common areas; washes glass doors and windows; washes walls; empties waste baskets and recycle bins; cleans compactor; cleans trash chutes and bins and places trash in outside receptacles.

Performs minor building maintenance duties. Replaces light bulbs in common areas; repairs screens; hangs pictures; moves furniture and appliances such as hot water tanks, etc.; Makes minor repairs; assists with tenant move-ins and move-outs; assists with deliveries.

Performs routine grounds-keeping duties to maintain the exterior grounds of agency facilities, buildings and properties including mowing grass, pulling weeds, planting and watering flowers, cleaning parking areas and painting parking lot lines, removing snow, picking up trash, etc.

Uses various work aids and motorized equipment to perform the duties of the position including broom, mop, buffer, cleaning solutions, paint roller, screw driver, scraper, vacuum, mower, snow blower, etc.

Receives work orders and general instructions related to the tasks to be performed. Determines the appropriate sequence, methods, and procedures necessary to complete the work. Estimates, secures adequate supplies, tools and equipment to complete work assignments. Maintains adequate inventory. Completes time sheets and other work records.

Assists tenants by responding to emergency calls.

Performs other duties as required.

JOB REQUIREMENTS

Knowledge, skill and experience in applying the methods, materials, procedures, and techniques used to perform custodial and general building maintenance work; skill and experience in the use of various hand tools, work aids and equipment necessary to complete the work.

Knowledge of and ability to conform to common work practices, policies, procedures, etc. and work independently; ability to add, read, write and communicate effectively; ability to comprehend, interpret, and follow written and oral instructions, directions, etc. and complete the work to desired quality standards; ability to work well with others; knowledge of and ability to follow safety policies, procedures, practices and regulations; ability to organize and plan the sequence of tasks necessary to complete job assignments; ability to identify and evaluate cleaning, supply and equipment needs and solve work related problems. Ability to read and understand MSDS and other related written material.

PHYSICAL DEMANDS AND WORKING CONDITIONS

The work of this position involves occasional exposure to a wide variety of environmental and atmospheric conditions including extremes in temperature and weather conditions, dust, dirt, odors and grease. Exposure to unfavorable health and safety factors or hazards in working conditions is minimal. The position requires normal attention to detail and the tasks being performed. Moderate physical exertion necessitating full and unrestricted body movements and use of all limbs and major muscle groups is required. This position requires the incumbent for frequent and/or prolonged periods to bend, stoop, reach, push, pull, lift, manipulate and grasp. Normal vision is required.

INTER

OFFICE

AMHA MEMO

TO: Angelita Stumpo

FROM: Mike Gerzeny, Human Resource Manager

SUBJECT: Memorandum of Understanding

DATE: January 13, 2011

AMHA is adding a Certification Application Specialist position at Edgewood Village. The job description for this position does not reference any responsibility for public housing units. However, Edgewood Village consists of public housing units as well as tax credit units. Therefore, it is agreed upon by AMHA management and the AFSCME Local #3707 that when determining skills and abilities of applicants, knowledge and experience in public housing, including the preference of having a Public Housing Program certification, will be considered in addition to skills, abilities and experience with traditional Certification Application Specialist responsibilities. Also, it is agreed upon that the successful candidate will need to meet the requirement of obtaining their Public Housing Program certification within one year of employment.

Angelita Stumpo (Local #3707 President)

Date

Mike Gerzeny (HR Director)

Date

EDGEWOOD VILLAGE

Job Title: Certification Application Specialist
Reports to: Property Manager
Department: HOPE-VI/Edgewood Village
Date: December, 2009
ELSA Status: Non-exempt

General Purpose:

Complete annual and interim re-certifications, tax-credit paperwork, applications and other office duties.

Essential Duties and Responsibilities:

The below statements are intended to describe the general nature and scope of work being performed by this position. This is not a complete listing of all responsibilities, duties and/or skills required. Other duties may be assigned.

70% Conduct annual and interim re-certifications within established time frames. Prepare rent changes. Schedule move-ins. Prepare tax credit documentation. Provide quality customer service to clients. Prepare and process applications for residency. Complete forms to update information as needed from previous landlords. Check for possible balances from previous tenancy.

10% Process and maintain work orders. Answer phone calls, obtain work order information, enter information into computer system, distribute work order information to maintenance department.

10% Perform bookkeeping and miscellaneous office work, such as verify and file information, print daily reports, enter charges and adjustments into computer system, type letters, fax documents, etc.

10% Miscellaneous

Initiate process for damage claims, prepare documents for managers.
Answer telephone and attend to any issues.
All other secretarial duties.
Processes collections and accounts receivables.
Assists with maintenance and housekeeping scheduling.
Back up other Certification Application Specialists.
Other duties as assigned.

To perform this job successfully, an individual must be able to perform each essential duty satisfactorily. The requirements listed below are representative of the knowledge, skill, and/or ability required. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

Competencies:

Demonstrates an ability to organize and prioritize tasks and responsibilities; is detail oriented and successfully tracks and monitors tasks and appropriately follows up on pending items; demonstrates excellent customer service skills.

Minimum Qualifications, Education and Certifications:

High school diploma (or equivalent) plus a minimum of one year clerical, data entry and/or bookkeeping experience. Good math skills; skilled on 10-key calculator, computer and office equipment. Previous experience with federal or state eligibility certifications preferred. Multifamily Housing Program and Low Income Housing Tax Credit certification preferred. If not certified, must obtain both certifications within one year of hire. Must possess a valid Ohio driver's license and be insurable under AMHA policy.

Physical Requirements. The physical demands described here are representative of those that must be met by an employee to successfully perform the essential functions of this job:

Physical demands may include kneeling, reaching, pushing, fingering, manipulating, talking, hearing, sitting for extended periods, crouching, standing for extended periods, stooping, walking, lifting up to 10 lbs. and repetitive motion using a keyboard, telephone and calculator. The visual acuity requirements include viewing a computer monitor and extensive reading.

Working Conditions. The work environment characteristics described here are representative of those an employee encounters while performing the essential functions of this job:

Office environment.

Employee Understanding:

The above job description was received, read and understood by me.

Employee's signature

Date

Supervisor's signature

Date

The above statements are intended to describe the general nature and level of work being performed by people assigned to this classification. They are not intended to be construed as an exhaustive list of all responsibilities, duties and skills required of personnel so classified.

EXHIBIT C

Financial Reports, Security Deposit Release Worksheet

Financial Reports:

1. Agent's central accounting department will generate the following monthly financial reports for review and quarterly submission to Owner, and for Phases 1, 4 and EVS also to OCCH:
 - Rent Roll
 - Budget Operating Report
 - Balance Sheet
 - General Ledger
 - Check Register
 - Accounts Payable Report
 - Property Management Monthly Report
2. Agent's central accounting department will obtain the following financial reports for review and submission to Owner, and for Phases 1, 4 and EVS also to OCCH:
 - Annual Audit

Security Deposit Release Worksheet:

EXHIBIT D

Unit Inspection Form

Edgewood Hope VI

UNIT INSPECTION REPORT

Resident: _____ Address: _____
Dev: _____ Unit: _____ Gas Off Date: _____ Electric Off Date: _____
Keys Returned: _____ Door _____ Shed _____ Utility Room Mail Box _____

Move In Date

Living Room

Good Def Comments

Window Glass
Window Hardware
Screens/Shades/Blinds
Doors & Hardware
Light Fixtures
Electric Outlets
Carpet/Floors
Walls
Ceiling
Paint

_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Move Out Date

Good Def Comments Charge Amount

_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

Dining/Family

Good Def Comments

Window Glass
Window Hardware
Screens/Shades/Blinds
Doors & Hardware
Light Fixtures
Electric Outlets
Floors
Walls
Ceiling
Paint

_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Good Def Comments Charge Amount

_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

Hallway

Good Def Comments

Window Glass
Window Hardware
Screens/Shades/Blinds
Doors & Hardware
Light Fixtures
Electric Outlets
Floors

_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Good Def Comments Charge Amount

_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

Walls								
Ceiling								
Paint								

<u>Move In</u>		<u>Move Out</u>	
----------------	--	-----------------	--

<u>Kitchen</u>	Good	Def	Comments	Good	Def	Comments	Charge	Amount
Cabinets								
Sinks								
Faucets								
Window Glass								
Window Hardware								
Exhaust Fan								
Screens/Shades/Blinds								
Doors & Hardware								
Light Fixtures								
Electric Outlets								
Floors								
Walls								
Ceiling								
Paint								

EXT
RA-
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		Major	Minor	Extra-ordinary		Minor	Charge	Amount
Refrigerator								
I.D.#								
Range								
I.D.#								

<u>Bedroom 1</u>	Good	Def	Comments	Good	Def	Comments	Charge	Amount
Window Glass								
Window Hardware								
Screens/Shades/Blinds								
Doors & Hardware								
Light Fixtures								
Closets								
Electric Outlets								
Floors								
Walls								
Ceiling								
Paint								

<u>Bedroom 2</u>	Good	Def	Comments	Good	Def	Comments	Charge	Amount
Window Glass								

Window Hardware								
Screens/Shades/Blinds								
Doors & Hardware								
Light Fixtures								
Closets								
Electric Outlets								
Floors								
Walls								
Ceiling								
Paint								

Move In

Move Out

<u>Bedroom 3</u>	Good	Def	Comments	Good	Def	Comments	Charge	Amount
Window Glass								
Window Hardware								
Screens/Shades/Blinds								
Doors & Hardware								
Light Fixtures								
Closets								
Electric Outlets								
Floors								
Walls								
Ceiling								
Paint								

<u>Bedroom 4</u>	Good	Def	Comments	Good	Def	Comments	Charge	Amount
Window Glass								
Window Hardware								
Screens/Shades/Blinds								
Doors & Hardware								
Light Fixtures								
Closets								
Electric Outlets								
Floors								
Walls								
Ceiling								
Paint								

<u>Bathroom 1</u>	Good	Def	Comments	Good	Def	Comments	Charge	Amount
Bathtub								
Lavatory Sink								
Shower								
Toilet								
Towel Racks								

Paper Holder								
Exhaust Fan								
Medicine Cabinet								
Window Glass								
Window Hardware								
Screens/Shades/Blinds								
Doors & Hardware								
Light Fixtures								
Electric Outlets								
Floors								
Walls								
Ceiling								
Paint								

Move In	<u>Move Out</u>							
----------------	-----------------	--	--	--	--	--	--	--

<u>Bathroom 2 or 1/2</u>	Good	Def	Comments	Good	Def	Comments	Charge	Amount
<u>Bath</u>								
Bathtub								
Lavatory Sink								
Shower								
Toilet								
Towel Racks								
Paper Holder								
Exhaust Fan								
Medicine Cabinet								
Window Glass								
Window Hardware								
Screens/Shades/Blinds								
Doors & Hardware								
Light Fixtures								
Electric Outlets								
Floors								
Walls								
Ceiling								
Paint								

<u>Entrance</u>	Good	Def	Comments	Good	Def	Comments	Charge	Amount
Address Number								
Mail Facilities								
Door Bell or Buzzer								
Porch/Steps								
Railings								
Doors & Hardware								

Stairway								
Lighting								

<u>Exterior</u>	Good	Def	Comments	Good	Def	Comments	Charge	Amount
Lawns								
Sidewalks								
Driveway								
Gutters								
Downspouts								
Paint or Siding								
Lighting								

<u>Other Building</u>	Good	Def	Comments	Good	Def	Comments	Charge	Amount
<u>Items</u>								
Shed/Storage Space								
Hot Water Heater								
Furnace/Boiler								
Fuse/Breaker Box								
Basement								
Laundry Room								
Infestation								

<u>Move In</u>	<u>Move Out</u>							
<u>Other Building</u>		Def	Comments	Good	Def	Comments	Charge	Amount
<u>Items</u>	Good							
Screens								
Storm Windows								
Storm Door								
Patio Door								
Trash								
Smoke Detectors								

TOTAL MOVE-OUT CHARGES \$

<u>Additional Assets</u> <u>Added</u>	Qty.	I.D.	<u>Description</u>

Condition of Unit:

Poor _____ **Fair** _____ **Good** _____ **Extra Cleaning** _____

Additional Comments: _____

Owner's Certification: I certify that the foregoing report correctly represents the condition of the above-identified unit. If this report discloses any deficiencies, I certify they will be remedied within 30 days of the effective date of the Residential Lease Agreement.

Resident Certification: I certify that the foregoing report correctly represents the condition of the above-identified unit.

RESIDENT'S SIGNATURE

MANAGER'S SIGNATURE

MOVE IN DATE

RESIDENT'S SIGNATURE

MANAGER'S SIGNATU

MOVE OUT DATE

EXHIBIT E
Management Agreement

EXHIBIT F

Regulatory and Operating ~~Agreement~~Agreement

EDGEWOOD VILLAGE

PET POLICY

This document is available in accessible format from the Americans with Disabilities Act (ADA) Coordinator upon seven (7) day's notice.

PET RULES AND REGULATIONS

POLICY:

Akron Edgewood Homes, LLC, [Edgewood Village, LLC](#), [Edgewood Village V, LLC](#), and Edgewood Village [South](#), LLC, as owners, set forth this policy to govern the ownership of pets at the Edgewood Village multi-family residential development ("EDGEWOOD VILLAGE"). EDGEWOOD VILLAGE does comply with Federal Regulations and will permit pet or pets in accordance with this policy. No exotic or wild animals, snakes or any other animal not permitted by this policy, or by state or local laws may be kept by residents. No animal breeding of any type is permitted. Individuals requiring Service/Companion Aanimals meeting other requirements, i.e. size/type of animal, must request specific modifications of this policy.

I. APPROVAL

A. CRITERIA

Request for permission to have a pet must be submitted prior to bringing a pet into the unit. The pet owner and the landlord (EDGEWOOD VILLAGE) shall enter into a "Pet Agreement" (Exhibit B.) In addition, the pet owner will provide proof of the pet's good health and suitability under the standards set forth in these rules and regulations. For dogs or cats, proof is to be given, and renewed at the time of resident's re-examination, of the animal's licensing and vaccination record, etc. Cats and dogs shall be neutered or spayed. Proof of spaying or neutering must also be submitted. Cats are required to have front paws declawed. All licenses and tags must be current.

Prior to admittance of a pet into the facility, residents will be required to complete the following forms:

1. Pet Information (see Exhibit A)
2. Pet Agreement (see Exhibit B)
3. Veterinarian Certification (see Exhibit C)

B. VACCINATION REQUIREMENTS

All animals must have the proper inoculations, required by law, certified by a veterinarian licensed to practice in the State of Ohio. Such verification must be kept current and resubmitted at the annual recertification.

II. DEFINITIONS

A common household pet is a domesticated animal such as: dog, cat, bird, fish or rodent, such as gerbil and hamster.

A Service/Companion Animal is an animal ~~which has been trained and certified to provide~~that assists, supports or provides services to ~~an individual~~persons with ~~a disability~~disabilities. A ~~S~~ervice/Companion ~~A~~animal will be permitted once proper documentation is submitted, however, animal control and veterinary practices will still be in force. For persons with disabilities to have an animal excluded from the size and weight requirement and pet deposit requirement, the resident must certify:

- That there is a person with disabilities in the household;
- That the animal ~~has been trained to assist~~assists with the specified disability; and
- That the animal actually assists the person with the disability.

A Common Area is any area to which all residents have access, and are not under the direct control of any individual resident.

III. TYPES OF PETS PERMITTED

Residents are not permitted to have more than one type of pet. Only the following types of pets may be kept by a resident:

- * One dog - maximum adult weight twenty-five (25) pounds, maximum adult height cannot exceed fifteen (15) inches at the shoulder. Must be spayed or neutered.
- * One cat - must be declawed, and spayed or neutered. Must be litter trained. All used litter must be removed from the unit immediately.
- * One bird - must be caged at all times.
- * Aquarium of fish - may not exceed ten (10) gallons and must be maintained on an approved stand.
- * Small animals (rabbit, guinea pig, hamster, or gerbil only) – No more than two (2) at a time. Must be enclosed in an acceptable cage at all times. Must have any and all inoculations as specified by State and local law.

The following animals are NOT considered common household pets and are not permitted:

- * Dogs that exceed 25 pounds or more than 15 inches at the shoulder. (Dogs documented to assist persons with disabilities are exempt from the height and weight limitation.)
- * Vicious or intimidating pets. Dog breeds including pit bull, rottweiler, chow, boxer, doberman, Dalmatian, German shepherd, are considered vicious or intimidating breeds and are not allowed.
- * Animals who would be allowed to produce offspring for sale.
- * Wild, feral, or any other animals that are not amenable to routine human handling.
- * Any poisonous animals of any kind.
- * Fish in aquariums exceeding 10 gallons in capacity.
- * Non-human primates.
- * Animals whose climatological needs cannot be met in the unaltered environment of the individual dwelling unit.
- * Pot-bellied pigs.
- * Ferrets or other animals whose protective instincts and natural body armor produce a risk of serious puncture injuries to children.
- * Chicks, turtles, or other animals that pose a significant risk of salmonella infection to those who handle them.
- * Pigeons, doves, mynahs, parrots, macaws, and birds of other species that are host to the organisms that cause psittacosis in humans. Snakes or other kinds of reptiles.

IV. PET DEPOSIT

- A. A pet deposit of \$200 will be charged for each dwelling unit where a dog or cat resides. The deposit may be paid at a \$50 initial payment the remainder to be paid in agreed upon consecutive monthly payments, until the \$200 is reached. Service/Companion ~~A~~ animals are exempt from pet deposits. EDGEWOOD VILLAGE reserves the right to change this deposit amount consistent with Federal guidelines at any time.
- B. Resident's liability for damages caused by his/her pet is not limited to the amount of the pet deposit and the resident will be required to reimburse EDGEWOOD VILLAGE for the real cost of any and all damages caused by his/her pet where they exceed the amount of the pet deposit.

- C. Upon move-out, units occupied by a cat or dog will be inspected by the housing manager for any infestation or other damage resulting from the pet. If the unit is found to be infested, the extermination charge will be the responsibility of the pet owner. The pet deposit will be returned at any time the pet no longer resides in the unit minus any charges for damage due to the pet. The resident is permitted and encouraged to be present for any and all inspections.

V. PET RULES

- A. Dogs, cats and other animals shall be maintained within the resident pet owner's unit. When dogs or cats are outside of the unit, they shall be kept on a leash no longer than 6 feet and under the owner's control at all times. Under no circumstances shall any dog, cat or other animal be permitted to run loose in any common area.
- B. The unit must be kept free of odors and maintained in a clean and sanitary condition. All animal waste or litter from a cat litter box and cages must be removed daily and disposed of in sealed plastic trash bags and placed in the trash bins. Under no circumstances should any waste be deposited in the trash chutes or stored in the unit.
- Cat litter shall not be disposed by flushing down toilets. Charges for unclogging toilets and/or cleanup of common area required due to pets shall be billed as a damage, and paid by the resident pet owner.
- C. If the development has a designated area for pets, that area must be used and the resident is responsible for pickup and proper disposal in the waste receptacle.
- D. Resident pet owners agree to be responsible for immediately cleaning up any waste, dirt, and etc., caused by their pet in the common area, lobby, halls or elevator. Resident pet owner shall also be responsible to immediately remove and properly dispose of any excreta, feces, urine, etc., from their pet. Balconies, halls, parking lots, or other common areas are not to be used by animals to relieve themselves.
- E. If management has to remove any waste due to a pet, a \$5-~~(five dollar)~~ charge will be made. ~~Repeated~~Three (3) violations-~~(three)~~ will necessitate the owner removing the pet permanently from the premises. Failure to comply may result in termination of the resident's Dwelling Lease.
- F. The EDGEWOOD VILLAGE and it's staff are not responsible for any action, injuries or damages caused by any resident's pet. A pet is the sole responsibility of the pet owner. EDGEWOOD VILLAGE assumes no liability for failure of the owner to control the pet. Any injury or harm to other persons, pets or property are the sole responsibility and liability of the pet owner.

- G. Resident pet owners agree to control the noise of his/her pet such that it does not constitute a nuisance to any residents. Failure to control pet noise may result in the removal of the pet from the premises. ANY PET WHICH CAUSES BODILY INJURY TO ANY Resident, GUEST OR STAFF MEMBER SHALL BE IMMEDIATELY AND PERMANENTLY REMOVED FROM THE PREMISES WITHOUT PRIOR NOTIFICATION.
- H. No dog or cat shall be left unattended in any unit for longer than twelve (12) hours. All other animals shall not be left unattended for more than twenty-four (24) hours.
- I. All resident pet owners shall provide adequate care, nutrition, exercise and medical attention for his/her pet. Pets which appear to be poorly cared for or which are left unattended for longer than indicated in paragraph H above will be reported to the appropriate authority and will be removed from the premises at the pet owner's expense.
- J. The pet owner will submit to the development office the names, addresses and telephone numbers of two responsible parties (not at the same address) who will care for the pet if the pet owner, for any reason, is unable to care for the pet. In the event the person is unable or unwilling to accept responsibility, the pet owner authorizes management to contact state or local authorities to enter the apartment and remove the pet and place it for a period not to exceed thirty (30) days. EDGEWOOD VILLAGE will not be responsible for the well-being of the animal or costs incurred during the thirty (30) day period. If there is no resolution to the care of the animal at the end of this period, the animal will become the responsibility of the pet owner.
- K. In the event of the death of the pet, it is agreed by the owner that management shall have discretion to dispose of the pet consistent with Federal guidelines if the main caretakers are unwilling to take responsibility, or if written instructions with respect to such disposal are not provided in advance by the resident to the development office. Charges for disposal shall be assessed as damages to the resident.
- L. Resident pet owners acknowledge that other residents may have chemical sensitivities or allergies related to pets and/or are easily frightened by such animals. The resident, therefore, agrees to exercise common sense and common courtesy with respect to the other resident's right to peaceful and quiet enjoyment of the premises.
- If using common laundry facilities, it is recommended that the pet owner run an additional wash cycle and clean out all filters before leaving the laundry room.
- M. After proper written notification, management may move to require the removal of the pet from the premises on a permanent or temporary basis for the following causes:
1. Excessive pet noise (i.e. barking, whining, scratching, etc) or odor after being advised by management.

2. Unruly or dangerous behavior.
 3. Excessive damage to the resident's apartment unit and/or development common areas.
 4. Repeated problems with the animal or any infestations.
 5. Failure of the resident to provide for adequate care of his/her pet.
 6. Leaving a pet unattended for more than the required time period.
 7. Failure of the resident to provide adequate and appropriate vaccination of the pet.
 8. Tenant's death, serious illness and/or refusal to care for the pet.
 9. The pet's adult size exceeds the height and weight limits.
- N. In the event of an emergency, the pet owner gives permission to remove or have the pet removed from the premises immediately for serious problems including, but not limited to the following:
1. Pet becomes vicious.
 2. Displays symptoms of serious illness.
 3. Demonstrates other behavior that constitutes an immediate threat to the health and safety of a resident, guest, staff member or other authorized person.
- O. Pets of a visitor/guest not owned by the resident are strictly prohibited with the exception of ~~specialty trained service animals~~ Service/Companion Animals which assist persons with a disability. These pets are not required to meet the limitations as to size or number, however, all other aspects of these rules and regulations will apply.
- P. "Pet sitting" is not permitted for any pet not already residing within the same development.

VI. NOTIFICATION POLICY

In the event that any pet owner violates these pet rules, management shall provide written notice of such violations as follows:

- A. The owner of any pet which creates a nuisance upon the grounds or by excessive noise, odor or unruly behavior be notified of such nuisance in writing by management and shall be given five (5) days to correct such nuisance. Failure to comply may result in requiring the removal of the pet and/or termination of pet owner's dwelling lease.

- B. Any pet which physically threatens a resident, guest, staff member or other authorized persons within or on the development grounds shall be considered dangerous. EDGEWOOD VILLAGE shall provide written notification to pet owner of dangerous behavior and the pet owner shall have five (5) days to correct the animal's behavior. It is the responsibility of the pet owner to correct the violation. Failure to comply may result in the removal of the pet and/or termination of pet owner's dwelling lease. If resident disagrees, they may request a hearing in accordance with the EDGEWOOD VILLAGE Grievance Procedure.
- C. Any pet which causes physical harm to any resident, guest, staff member or other authorized person present upon the development grounds shall be immediately removed from the premises by management with written notice to the resident of the action and location of pet.

VII. INSPECTION POLICY

By signing the Pet Agreement, the resident is giving permission for management to enter if a signed written complaint is received. As is permitted by the lease, if an emergency exists, entry will be immediate with notice left in the unit as to reason for entry.

PET RULES AND REGULATIONS
AFFIDAVIT

I have read and understand the above Pet Rules and Regulations of the Edgewood Village and agree to comply fully with their provisions. I understand that failure to comply may constitute reason for removal of my pet. Where required by management to remove my pet from the premises, I agree to effect such removal and understand that my failure to do so constitutes grounds for eviction. In such case, I agree to give an affidavit as to the place of relocation of the pet.

<hr/>	Date	
<hr/>		
Resident		
<hr/>		
Resident		
<hr/>	Unit	Number
<hr/>		
Address		
<hr/>		

The above named resident has read and signed the rules in my presence.

~~Representative of Akron Edgewood Homes, LLC/Edgewood Village, LLC:~~
[Akron Metropolitan Housing Authority, as agent](#)

<hr style="border-top: 1px solid red;"/>	Date	
<hr/>		
<hr/>		
Title		

EXHIBIT A
PET INFORMATION - DOG/CAT

This document, completely filled out, must be submitted to management before the pet is permitted on the premises. A picture of the pet must be provided.

Name _____ of _____ Owner(s) _____

Address _____

Telephone _____ Number _____ (Work) _____ (Home) _____

Pet Description: Name _____
Photograph _____

Age _____ Breed _____

Full grown Weight _____ Height _____ Markings _____

License No. _____ Tag Info: _____

Flea Collar Yes _____ No _____

Has the dog or cat, has it been spayed or neutered: Yes _____ No _____ (required)

If your pet is a cat, has it been declawed: Yes _____ No _____

Veterinarian's _____ Name: _____

Address: _____

Telephone Number: _____

Parties to assume responsibility for pet if you are unable to do so:

(1) _____ Name(s) _____

Address _____

Telephone Number (Work) _____ (Home) _____

(2) _____ Name(s) _____

Address

Telephone Number (Work) _____ (Home)

Signature

Date

EXHIBIT B

PET AGREEMENT & LEASE ADDENDUM

This agreement, entered into this ____ day of _____, 20____, by and between EDGEWOOD VILLAGE, and _____, Resident. In consideration of their mutual promises the parties agree as follows:

1. Resident desires and has received permission from EDGEWOOD VILLAGE keep the pet named _____ and described as _____

2. This Agreement is an Addendum to and part of the Dwelling Lease between the EDGEWOOD VILLAGE and Resident executed on _____, 20____. In the event of default by Resident of any of the terms of this Agreement and all succeeding leases, Resident agrees, upon proper written notice of default from EDGEWOOD VILLAGE to cure the default, remove the pet, or vacate the premises. Resident agrees that EDGEWOOD VILLAGE may revoke the permission to keep said pet on the premises by giving Resident proper written notice.
3. As a special deposit for cats and dogs, Resident agrees to pay EDGEWOOD VILLAGE the sum of \$200, which shall be paid in an initial payment of \$_____ and _____ monthly payments of \$_____. EDGEWOOD VILLAGE may use this deposit as is reasonably necessary to take care of any damages or cleaning caused by or in connection with said pet. At the termination of this Agreement, any balance shall be refunded within thirty (30) days to the Resident. Resident agrees to pay EDGEWOOD VILLAGE for any damages caused by the pet in excess of this deposit and the security deposit on demand by EDGEWOOD VILLAGE.
4. Resident agrees to comply with and acknowledges that the following are incorporated in this agreement and become a part as if fully rewritten herein:
 - a. The Pet Policy
 - b. Exhibits A & C
 - c. All other applicable government laws and regulations such as but not limited to licensing, etc.
5. Resident represents that the pet is quiet and housebroken, and will not cause any damage or annoy other residents.
6. Resident agrees that the pet will not be permitted outside the Resident's unit unless restrained by a leash. Use of the grounds or premises of EDGEWOOD VILLAGE for sanitary purposes is prohibited except as posted.

7. Resident shall not permit the pet to cause any damage, discomfort, annoyance, nuisance, or in any way to inconvenience or cause complaints from any other resident. Any soiling created by the pet shall be immediately cleaned up by Resident. If management has to remove any waste from any pet, a five dollar (\$5) charge will be made. Repeated violations (three) will necessitate removal of the pet permanently from the premises or failure to comply may result in termination of the dwelling lease.
8. Resident agrees to remedy any emergency situations involving pet (e.g. attack by pet on staff member, another resident, or a guest) immediately and any nuisance or dangerous behavior within ten (10) days.
9. Resident will be financially responsible for any flea or other insect infestation that affects his/her own or adjacent units as a result of his/her pet.
10. Any pet left unattended for twelve (12) hours or more or whose health is jeopardized by the Resident's neglect, mistreatment, or inability to care for the animal shall be reported to the appropriate authority. Such circumstances shall be deemed an emergency for the purposes of authority to remove the animal from the premises. EDGEWOOD VILLAGE accepts no responsibility for any pet so removed.
11. Resident agrees to maintain pet in a healthy condition and to update the Pet Information Form on an annual basis at the time of re-examination.
12. Resident agrees that EDGEWOOD VILLAGE is in no way responsible nor liable for any action, injuries, or damages caused by the pet. Nor is EDGEWOOD VILLAGE responsible for the safekeeping or well-being of the pet. A pet is the sole responsibility and obligation of the resident.
13. Resident has read and agrees to comply with the Pet Policies which are herein incorporated by reference and agrees to comply with such rules and regulations as may be reasonably adopted from time to time by EDGEWOOD VILLAGE in the future.

EDGEWOOD VILLAGE

Resident

Resident

Date

Date

EXHIBIT C
VETERINARIAN'S CERTIFICATION

Owner's _____ Name: _____

Veterinarian's _____ Name _____

Address: _____

Telephone _____ Number: _____

ANIMAL TYPE _____ ADULT WEIGHT _____ ADULT HEIGHT _____

DATE

TREATMENT:	Parvovirus _____	
	Distemper _____	
	Rabies _____	
	Heartworm _____	
	Spay/Neuter _____	(if no, why?)
	Cat De-clawed _____	
	Other _____	

COMMENTS: _____

Veterinarian's Signature _____ Date _____

EDGEWOOD VILLAGE

PUBLIC HOUSING

GRIEVANCE PROCEDURE

**Available in accessible format
upon request**

**100 West Cedar Street
Akron, OH 44307
(330) 762-9631
(330) 376-6821 Fax
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AMHA 421

EDGEWOOD VILLAGE GRIEVANCE PROCEDURE

The following sets forth the requirements, standards and criteria for the [Public Housing](#) Grievance Procedure ("Grievance Procedure") established and implemented by the Akron Metropolitan Housing Authority ("AMHA"), as Managing Agent for all phases of Edgewood Village.

I. DEFINITIONS

In this Grievance Procedure, the following terms have the meanings specified in this section:

- A. **Grievance**: Any dispute which a Tenant may have with respect to AMHA action or failure to act in accordance with the individual Tenant's lease or AMHA regulations which adversely affects the individual Tenant's rights, duties, welfare or status.
- B. **Complainant**: Any Tenant (as defined below) whose Grievance is presented to AMHA or at the project management office in accordance with the requirements presented in this procedure.
- C. **Elements of Due Process**: An eviction action or a termination of tenancy in a state or local court in which the following procedural safeguards are required:
 - 1. Adequate notice to the Tenant of the grounds for terminating the tenancy and for eviction;
 - 2. Right of the Tenant to be represented by counsel;
 - 3. Opportunity for the Tenant to refute the evidence presented by AMHA, including the right to confront and cross examine witnesses and to present any affirmative legal or equitable defense which the Tenant may have; and
 - 4. A decision on the merits.
- D. **Hearing Officer**: A person selected in accordance with this Grievance Procedure to hear Grievances and render a decision with respect thereto.
- E. **Tenant**: The adult person (or persons)(other than a live-in aide): (1) who resides in the dwelling unit, and who executed the lease with AMHA as lessee of the dwelling unit, or if no such person now resides in the unit; and (2) who resides in the dwelling unit, and who

is the remaining head of the household of the Tenant family residing in the dwelling unit.

- F. **Resident Organization**: An organization of residents, which also includes a resident management corporation.

II. GRIEVANCE PROCEDURE APPLICABILITY

This Grievance Procedure shall apply to all Tenant Grievances with the following exceptions:

- A. Because HUD has issued a due process determination that the law of the State of Ohio requires that a Tenant be given the opportunity for a hearing in court which provides the basic Elements of Due Process before eviction from the dwelling unit, this Grievance Procedure shall not be applicable to any termination of tenancy or eviction that involves:
1. Any criminal activity that threatens the health, safety, or right to peaceful enjoyment of the premises of other residents or employees of AMHA; or
 2. Any drug-related criminal activity on or off such premises.
 3. Any criminal activity that resulted in a felony conviction of a household member.
- B. This Grievance Procedure shall not be applicable if Complainant fails to submit a request for hearing within ten (10) calendar days after the incident giving rise to the grievance.
- C. This Grievance Procedure shall not be applicable to disputes between Tenants which do not involve AMHA or to class Grievances. This Grievance Procedure is not intended as a forum for initiating or negotiating policy changes between a group or groups of Tenants and AMHA.

III. INFORMAL SETTLEMENT OF A GRIEVANCE

Any Grievance shall first be personally presented, in writing, to the Edgewood Village Management Office within ten (10) calendar days after the incident giving rise to the Grievance. A sample complaint form is attached as Exhibit A. As soon as the Grievance is received, it will be reviewed by the development manager to be certain that none of the exclusions in Section II above applies to the Grievance. Should one of the exclusions apply, the Complainant will be notified in writing why the matter raised is not subject to AMHA's Grievance Procedure.

If none of the exclusions cited above apply, the Complainant will be contacted by the manager or an AMHA representative within ten (10) days to arrange a mutually convenient time to meet so the Grievance may be discussed informally and settled without a formal hearing. At the informal hearing the Complainant will present the Grievance and the development manager or AMHA representative will attempt to settle the Grievance to the satisfaction of both parties.

Within five (5) working days following the informal discussion, AMHA shall prepare and either give or mail to the Complainant a summary of the informal discussion which specifies the names of the participants, the dates of the meeting, the nature of the proposed disposition of the complaint and the specific reasons therefore, and shall specify the procedures by which a formal hearing under this procedure may be obtained if the Complainant is not satisfied. A copy of this summary shall also be placed in the Complainant's file.

Failure by Complainant to appear without rescheduling the informal hearing shall be considered as a waiver of the right to the Grievance process.

IV. FORMAL GRIEVANCE HEARING PROCEDURES

A. Request for a Formal Hearing:

If the Complainant is dissatisfied with the settlement arrived at in the informal hearing, the Complainant must submit a written request for a hearing to the management office no later than ten (10) calendar days after the summary of the informal hearing is received. A receipt signed by the Complainant or a return receipt for delivery of certified mail, whether or not signed, will be sufficient proof of time of delivery for the summary of the informal discussion. The written request shall specify the reasons for the Grievance and the action of relief sought from AMHA. Exhibit B, attached, is a sample request form for a formal hearing.

B. Failure to Request a Formal Hearing:

If the Complainant fails to request a hearing within ten (10) calendar days after receiving the summary of the informal hearing, AMHA's decision rendered at the informal hearing becomes final. AMHA is not obligated to offer the Complainant a formal hearing unless the Complainant can show good cause why he failed to proceed in accordance with this procedure. Failure to request a Grievance Hearing does not affect the Complainant's right to contest AMHA's decision in a court hearing.

C. Before the Formal Hearing is Held:

1. **Escrow Account.** Before a hearing is scheduled in any Grievance involving the amount of rent which AMHA claims is due under the lease, the Complainant shall pay to AMHA an amount equal to the rent due and payable as of the first of the month preceding the month in which the act or failure to act took place. The Complainant shall, thereafter, deposit the same amount of the monthly rent in an escrow account monthly until the complaint is resolved by decision of the Hearing Officer. Any interest earned on the escrow account shall be retained by AMHA to pay for administrative expenses.
2. **Examination of Records.** The Complainant may examine all the AMHA documents including records and regulations that are directly relevant to the Grievance before the formal hearing is held. AMHA shall provide copies at the expense of Complainant. If AMHA does not make any document available for examination upon request by the Complainant, AMHA may not rely on such document at the Grievance Hearing.
3. **Transcript of Hearing.** The Complainant or AMHA may arrange, prior to the hearing and at the expense of the party making the arrangement, for a transcript of the hearing. Any interested party may purchase a copy of the transcript.

D. **Selecting the Hearing Officer:**

The Grievance Hearing shall be conducted by an impartial person appointed by AMHA other than a person who made or approved AMHA action under review or a subordinate of such person. The Hearing Officer shall be appointed as described below:

1. AMHA shall nominate a slate of impartial persons to sit as Hearing Officers. Such persons may include AMHA board members, AMHA staff members, residents, attorneys, professional arbitrators, or others. Nominees will be informed that they will be expected to disqualify themselves from hearing Grievances that involve personal friends, other residents of developments in which they work or reside, or Grievances in which they have some personal interest.
2. Potential Hearing Officer(s) nominated by AMHA shall be submitted to AMHA's Resident Organization. Written comments from the Resident Organization shall be considered by AMHA before the nominee(s) is/are appointed.
3. When the comments from the Resident Organization have been received and considered, nominee(s) will be appointed, and called upon in a rotation.

E. Scheduling the Hearing:

When Complainant submits a request for a formal Grievance Hearing, it will be scheduled as soon as possible at a date and time convenient to AMHA and the Complainant.

A written notification specifying the time, place, and the procedures governing the hearing shall be delivered to the Complainant and the appropriate AMHA official. The notice may be personally delivered to the Complainant or sent by regular mail.

F. Procedures Governing the Hearing:

The following procedures shall govern the formal Grievance Hearing:

1. The hearing shall be held before a Hearing Officer as described above in paragraph D. The Complainant shall be afforded a fair hearing, which shall include:
 - a. The right to be represented by counsel or other person chosen as the Complainant's representative and to have such person make statements on the Complainant's behalf;
 - b. The right to a private hearing unless the Complainant requests a public hearing;
 - c. The opportunity to examine before the grievance hearing any Housing Authority documents, including records and regulations that are directly relevant to the hearing;
 - d. The right to present evidence and arguments in support of the Complainant's complaint, to controvert evidence relied on by AMHA or project management, and to confront and cross examine all witnesses upon whose testimony or information AMHA or project management relies; and
 - e. A decision based solely and exclusively upon the facts presented at the hearing.
2. The Hearing Officer may render a decision without proceeding with the hearing if they determine that the issue has been previously decided in another proceeding.
3. At the hearing, the Complainant must first make a showing of an entitlement to the relief sought and, thereafter, AMHA must sustain

the burden of justifying AMHA action or failure to act against which the complaint is directed.

4. The hearing shall be conducted informally by the Hearing Officer. Oral or documentary evidence pertinent to the facts and issues raised by the Complainant may be received without regard to admissibility under the rules of evidence applicable to judicial proceedings.
5. The Hearing Officer shall require AMHA, the Complainant, counsel and other participants or spectators to conduct themselves in an orderly fashion. Failure to comply with the directions of the Hearing Officer to obtain order may result in exclusion from the proceedings or in a decision adverse to the interests of the disorderly party and granting or denial of the relief sought, as appropriate.
6. AMHA will provide reasonable accommodation for persons with disabilities to participate in the hearing. Reasonable accommodation may include qualified sign language interpreters, readers, accessible locations, or attendants. If the Complainant is visually impaired, any notice to the Complainant which is required under this procedure must be in an accessible format.
7. If a Hearing Officer member fails to disqualify himself/herself as required in Section IV.D., AMHA will remove the Hearing Officer from the hearing committee, invalidate the results of the hearing and schedule a new hearing with a new Hearing Officer.
8. The testimony at the hearing shall be recorded by AMHA. The Complainant may purchase a copy of the recording.

G. Failure to Appear at the Hearing:

If the Complainant fails to appear at the scheduled formal Grievance Hearing, the Hearing Officer may make a determination to postpone the hearing for a period of time not to exceed five (5) business days, or may make a determination that the party has waived his/her right to a hearing.

Both the Complainant and AMHA shall be notified of the determination by the Hearing Officer. A determination that the Complainant has waived his right to a hearing shall not constitute a waiver of any right the Complainant may have to contest AMHA's disposition of the Grievance in a court.

H. Decision of the Hearing Officer:

1. **Written Report.** The Hearing Officer shall prepare a written decision, together with the reasons for the decision within ten calendar days after the hearing. A copy of the decision shall be sent to the Complainant and AMHA.

AMHA shall retain a copy of the decision in the Complainant's file in the management office. A copy of the decision with all names and identifying references deleted, shall also be maintained on file by AMHA and made available for inspection by a prospective complainant, his representative, or any Hearing Officer or Hearing Panel.

2. **Binding Decision.** The decision of the Hearing Officer shall be binding on AMHA which shall take all actions, or refrain from any actions, necessary to carry out the decision unless AMHA's Board determines within ten (10) working days, and promptly notifies the Complainant of its determination that:
 - a. The Grievance does not concern AMHA action or failure to act in accordance with or involving the Complainant's lease or AMHA regulations, which adversely affect the Complainant's rights, duties, welfare or status.
 - b. The decision of the Hearing Officer is contrary to applicable federal, state or local law, HUD regulations, or requirements of the annual contributions contract between HUD and AMHA.
3. **Judicial Action.** A decision by the Hearing Officer in favor of AMHA or which denies the relief requested by the Complainant in whole or in part, shall not constitute a waiver of, nor affect in any way, the rights of the Complainant to a trial or judicial review in any court proceedings which may later be brought in the matter.
4. **Lease Termination.** If the Grievance involves a lease termination, AMHA will not issue the Complainant a notice to vacate his/her dwelling until after the Complainant has received the decision of the Hearing Officer. If the decision is in favor of AMHA, or if he AMHA Board decides to proceed against the Complainant in spite of the decision, the Complainant will be served with a three (3) day notice to vacate. The Complainant must then vacate the unit within the stated time or AMHA will proceed through a court of law to evict the Complainant.

V. **MISCELLANEOUS**

- A. This Grievance Procedure is incorporated by reference into all leases between AMHA and Tenants.
- B. AMHA shall before amending or changing this Grievance Procedure, provide at least thirty (30) days notice to Tenants and Resident

Organization of proposed changes in this Grievance Procedure. Within the [thirty \(30\)](#) day period, Tenants and the Resident Organization may submit written comments to AMHA. Such written comments shall be considered by AMHA before adoption of any changes to this Grievance Procedure.

- C. AMHA shall furnish to each Tenant and the Resident Organization a copy of this Grievance Procedure.

EXHIBIT A

Tenant's Written Request for Informal Hearing

Tenant Name: _____

Tenant Address: _____

Development Manager: _____

Development Name: _____

Date: _____

Dear _____ (Manager's Name):

I wish to register a complaint against AMHA in regard to _____
_____ that happened on _____ (date).

I feel this is unjust because _____

The following will resolve the complaint: _____

I am available to talk with a designated AMHA employee at the following times:

(Tenant's Signature)

EXHIBIT B

Tenant's Request for a Formal Hearing

Tenant Name: _____

Tenant Address: _____

Development Manager: _____

Development Name: _____

Date: _____

Re: Complaint dated _____

Dear _____ (Manager's Name):

I hereby request a hearing before a Hearing Officer concerning my Grievance.

Briefly stated, my Grievance or complaint is _____

I am requesting of AMHA _____

I am available for a hearing on the following days and at the following time in the next 10 days: _____

Please advise me of the time, date and place of the hearing.

At the hearing I will need the following reasonable accommodations for my disabilities: _____

(Tenant's Signature)

EDGEWOOD VILLAGE Contract Rent \$

RESIDENTIAL LEASE HAP \$

Tenant Rent \$

1. PARTIES

THIS LEASE is made and entered into this ____ day of _____, ~~2009~~20, by and between Akron Metropolitan Housing Authority ("AMHA"), management agent for owner, CIRCLE ONE: Akron Edgewood Village Homes, LLC/Edgewood Village, LLC/Edgewood Village V, LLC/Edgewood Village South, LLC hereinafter referred to as "Lessor", whose address is 100 W. Cedar Street, Akron, OH 44307 and _____ (are jointly and severally) responsible under this Lease, hereinafter referred to as "Lessee".

2. LEASED PREMISES

In consideration of the rents, covenants and agreements hereinafter reserved and contained on the part of Lessee to be observed and performed, the Lessor leases to the Lessee, and Lessee rents from Lessor, those certain improvements and premises (being hereinafter referred to as the "Leased Premises" or the "dwelling unit") located at:

Address:

Unit No.:

City: Akron State: Ohio ZIP: 44307

All of the dwelling units and common areas shall be collectively termed the "Property."

3. CONTENTS OF LEASE

All lessees of dwelling units in the property are bound by the terms and conditions of this Lease. In the case of lessees of certain units, the Lease may include one or more Addenda, if so indicated in Section 33 of this Lease, as follows:

- A. **Units Operated According to the LIHTC Program:** Lessees of Units operated in accordance with the Low Income Housing Tax Credit ("LIHTC") program are subject to certain eligibility criteria, income restrictions and reexamination standards, and rent limitations. If applicable, these additional terms and conditions of the Lease are addressed in an LIHTC Lease Addendum which is attached to and is a part of this Lease. In the event of a direct conflict between any provision of this Lease and the LIHTC Lease Addendum, where applicable, the LIHTC Lease Addendum shall control.
- B. **Units Operated as Public Housing:** Lessees of Units operated as public housing are subject to certain eligibility criteria, income restrictions and reexamination standards, rent limitations, and conditions of tenancy. If applicable, such additional terms and conditions of tenancy are addressed in a Public Housing Unit Lease Addendum which is attached to and is a part of this Lease. In the event of a direct conflict between any provision of this lease and the Public Housing Unit Lease Addendum, where applicable, the Public Housing Unit Lease Addendum shall control. Lessees of Units operated as public housing will generally be bound by the LIHTC Lease Addendum as well as the Public Housing Unit Lease Addendum. In the event of a direct conflict between any provision of the LIHTC Lease Addendum and the Public Housing Unit Lease Addendum, where both are applicable, the Public Housing Unit Lease Addendum shall control.
- C. **Units Operating according to the Voucher Program:** Lessees of Units operated pursuant to project-based or tenant-based vouchers are subject to certain eligibility criteria, income restrictions and reexamination standards, rent limitations, and conditions of tenancy. Such additional terms and conditions of tenancy are addressed in a Section 8 Tenancy Addendum, HUD Form 52530-C for project based voucher and HUD Form 52641-A for tenant based vouchers. The applicable HUD form shall be attached to and is a part of this Lease. In the even that there is a conflict between the Voucher Lease Addendum and the LIHTC Lease Addendum, the Voucher Lease Addendum shall control.

4. TERM OF LEASE

The term of this Lease shall be for one year, beginning on _____, ~~2009~~20 and ending on _____, ~~2010~~20, both dates inclusive, unless sooner terminated as hereinafter provided. At expiration of the initial Lease term or any renewal Lease term, the Lessor may, at its election, offer to execute a renewal Lease for a renewal term not to exceed one (1) year. If the Lessor fails to offer a renewal Lease, or if Lessee elects not to accept a renewal Lease, this Lease shall be extended automatically for successive terms of one (1) month each unless terminated in accordance with Section 20, 21, or 22 of this Lease.

5. PAYMENTS DUE UNDER THE LEASE: UTILITIES SUPPLIED BY LESSOR

- A. **Monthly Rent:** The rental for the Leased Premises will be _____ Dollars (\$00), payable monthly, in advance, at the office of Lessor, in the City of Akron, State of Ohio, or at such other place designated by Lessor. At expiration of the initial Lease term or any renewal Lease term, or at expiration of any one-month extension of this Lease, the monthly rent may be increased upon delivery of written notice to Lessee not less than thirty (30) days prior to the effective date of such increase. Rent is due on the first (1st) day of each month.
- B. **Utilities:** Lessor will supply the utilities checked below, the cost of which is included in the rent:

<input type="checkbox"/> /____/ Electricity	<input checked="" type="checkbox"/> /____/ Water
<input type="checkbox"/> /____/ Heating fuel (gas)	<input checked="" type="checkbox"/> /____/ Trash collection
<input checked="" type="checkbox"/> /____/ Sewer service	_____/_____/ Hot Water Fuel (gas)

Utilities not checked above, and other utilities including telephone and cable TV service, are the responsibility of the Lessee to obtain and maintain, and to pay the cost thereof, except that the Lessee is not required to perform any work hereunder which is necessary to cure non-compliance. Lessee agrees to maintain electricity and gas service in Lessee's name without interruption for lack of payment or abandonment. A service interruption notice to Lessee, and failure to make payment to the service supplier within the time required to avoid interruption, will be treated as a serious violation of the Lease and will be grounds for termination under Section 21 of this Lease.

Lessor will provide the appliances checked below:

<input checked="" type="checkbox"/> /____/ Cooking range (electric or gas)	<input checked="" type="checkbox"/> /____/ Refrigerator	<input checked="" type="checkbox"/> /____/ Dishwasher
<input checked="" type="checkbox"/> /____/ Air conditioning (central)	<input checked="" type="checkbox"/> /____/ Washer and dryer	

Other appliances are the responsibility of the Lessee to provide and maintain.

- C. **Payments at Lease Commencement:** At the time of the signing of this Lease, Lessee shall pay the following:
1. **First Month's Rent:** Lessee shall pay the first month's rent or a prorate percentage equivalent to value for the number of days during the month of initial occupancy.
 2. **Security Deposit:** Lessee shall also deposit the additional sum of _____ Dollars (\$00), (hereafter the "Security Deposit"), receipt of which is acknowledged by Lessor, as security for the full and faithful performance by Lessee of this Lease. Upon Lessee's vacating the Leased Premises on termination of the Lease, in accordance with applicable state law, Lessor will return to Lessee the portion of such deposit remaining after all lawful deductions have been made by Lessor, as described more fully in Section 7 of this Lease.
 3. **Total Due At Lease Signing:** The total due and collected at Lease signing is _____ Dollars (\$00).
- D. **Manner of Payments:** All payments due under this Lease must be made by personal check, cashier's check, money order, approved electronic cash transfer system or other method of payment approved in

writing by Lessor or its agents. Cash will not be accepted. Lessor's refusal to accept payment by means other than those stipulated within this Lease shall not constitute a waiver of any claims or actions Lessor may have against Lessee.

- E. **Acceptance of Rent Not Waiver:** Lessor's acceptance of rent from other than Lessee will not constitute a waiver of any rights, claims, or actions Lessor may have against Lessee. Any acceptance of rent from other than Lessee will not relieve Lessee of his duties and obligations to Lessor, including, but not limited to, the payment of rent, additional charges, and liability for any damages to the Lessor.

6. ADDITIONAL CHARGES AND FEES UNDER THE LEASE

- A. **Charges Due under the Lease Are "Additional Charges", Not Rent:** All amounts or charges required to be paid by Lessee under other provisions of this Lease shall be payable as "additional charges," whether or not so designated, and shall not be considered "rent". In all cases, if such amounts or charges are not paid at the time provided in this Lease, they shall nevertheless, if not paid when due, be collectible with the next installment of rent thereafter falling due hereunder, but nothing herein contained shall be deemed to suspend or delay the payment of any amount of money or charge at the time the same becomes due and payable hereunder, or limit any other right or remedy of the Lessor. A schedule of the types and amounts of additional charges shall be available to Lessee upon request and shall be posted in a conspicuous location in the Property's office.
- B. ~~Late Payments: If Lessee's rent is not received by the close of the tenth (10th) day of any month, Lessee shall pay as additional charge of forty dollars (\$ 40), as a reasonable pre-estimate of, and as liquidated damages for, the administrative cost and expense of Lessor in handling late payments, and not as a penalty. This provision will be strictly enforced unless Lessee receives written permission by Lessor or Lessor's agent to pay rent at a date later than the tenth (10th) day. Such permission must be obtained prior to the first (1st) day of the month in which the rent is due.~~ **C. Checks Not Honored by Bank:** Lessee will be charged a fee of twenty-five Dollars (\$ 25), for a check that is not honored for payment by a financial institution, as a reasonable pre-estimate of, and as liquidated damages for, the administrative cost and expense of Lessor in handling bad or dishonored checks, and not as a penalty. If Lessee's personal check is not honored for payment for any reason, then Lessee will be required to make all future payments by cashier's check or money order. This includes payment pursuant to any existing balance as well as all future payments due.
- ~~D.~~ **Maintenance and Repair:** Lessee agrees to pay the cost of repairing all damages to the Leased Premises and the Property where it is located, beyond ordinary wear and tear, that are caused by the conduct of Lessee, Lessee's guests, licensees or occupants of the Leased Premises or their guests. The cost charged to Lessee will be Lessor's cost of the items replaced and/or materials used, and Lessor's cost for labor. If a contractor other than Lessor makes the repairs, Lessee shall pay the full cost thereof.
- ~~E.~~ **Notice of Payment of Fees and Charges:** Lessor shall provide Lessee with written notice detailing any charges under this Section. All fees and/or charges collectible under this Section are due and collectible two weeks after such written notice. If applicable to Lessee, Lessee may challenge any such fees and or charges in accordance with the established Grievance Procedure.

7. SECURITY DEPOSIT

- A. **Move-In Inspection:** Lessee acknowledges that prior to paying Lessor the Security Deposit, Lessee has received the Move-In Inspection Report attached hereto, which includes a comprehensive list of any existing damage to the Leased Premises.
- B. **Itemized Statement:** Within thirty (30) days after Lessee's release of possession, and provided that Lessee provides written notice of forwarding address prior to Lessee's release of possession, Lessor shall provide Lessee with a written itemized statement detailing the amount of the Security Deposit and the basis for withholding any of the Security Deposit in accordance with ORC Ann. § 5321.16.
- C. **Withholding Security Deposit:** With the itemized statement, Lessor shall return to Lessee an amount equal to the full amount of the Security Deposit less so much of the Security Deposit as may be necessary to: (i) repair any damages to the Leased Premises, exclusive of ordinary wear and tear, caused by the Lessee or by a guest or licensee of the Lessee; (ii) remedy a default in the payment of rent or any other fees or charges due under this Lease; or (iii) clean the Leased Premises after vacated by Lessee.

- D. **Lessee Still Liable for Amounts Due in Excess of Deposit:** Lessee shall remain liable for the cost of all damages, ordinary wear and tear excepted, remaining unpaid after Lessor's application of the Security Deposit. Lessee understands that liability for damages and rent due at time of move out is NOT limited to the amount of Security Deposit and that the Security Deposit shall not be used for or applied to rent, additional charges or other fees prior to terminating the occupancy. The application of all or part of the Security Deposit in accordance with the provisions hereof and applicable law shall not be an exclusive remedy for Lessor, but shall be cumulative, and in addition to all other remedies of Lessor at law or under this Lease.
- E. **Refund of Deposit:** In the event of a refund of any portion of the Security Deposit and multiple Lessees, one refund check will be issued to the name listed as "Head of Household" as listed on the rental application form.

8. OCCUPANCY AND USE OF APARTMENT

- A. **Authorized Occupants:** The right to exclusive use and occupancy of the Leased Premises in accordance with the terms of this Lease is granted to Lessee and the members of the household authorized to reside at the Leased Premises which are specifically listed on the application as follows:

Name	D.O.B.:	Relationship to Lessee: Head of Household	Sex:
Name:	D.O.B.:	Relationship to Lessee:	Sex:

- B. **Guests/Persons under the Lessee's Control:** Lessee may have guests or visitors. A guest or visitor is a person who is not named in the Lease, but is temporarily staying in the dwelling unit with the consent of the Lessee or other member of the household who has express or implied authority to so consent on behalf of the Lessee. Guests and visitors must follow all of Lessor's rules and Lessee is responsible for the action of his or her guests and visitors. Lessee must notify Lessor, in writing, of the names and automobile license numbers of any guests who will remain more than 72 hours. Lessee must get written permission from Lessor for any guest or visitor who stays more than two (2) consecutive weeks. An "other person under the Lessee's control" means that the person, although not staying as a guest in the dwelling unit, is, or was at the time of the activity in question, on the Property because of a request or an invitation from the Lessee or other member of the household who has express or implied authority to so consent on behalf of the Lessee. Absent evidence to the contrary, a person temporarily and infrequently on the premises solely for legitimate commercial purposes is not "under the Lessee's control."
- C. **Additions to the Household:** The Lessee must promptly inform the Lessor of the birth, adoption or court-awarded custody of a child. The Lessee must request Lessor approval to add any other person to the household, including a foster child or live-in aide. Such approval will be granted only if the proposed additional household members meet eligibility and screening criteria and, if the addition would necessitate a transfer of the family to another unit, whether an appropriate size unit is available. As used herein, the term "live-in aide" means a person who resides with one or more elderly persons, or near-elderly persons, or persons with disabilities, and who (i) is determined to be essential to the care and well-being of the persons; (ii) is not obligated for the support of the persons; and (iii) would not be living in the unit except to provide the necessary supportive services. The need of a member of the household for a live-in aide must be documented and recommended by a medical doctor before the live-in aide can move in.
- D. **Residential Use:** The Leased Premises is for residential use only, except that, with the consent of Lessor, members of the household may engage in legal profit making activities in the dwelling unit, where Lessor determines, at its sole discretion, that such activities are incidental to primary use of the leased unit for residence by members of the household.
- E. **Pets:** Lessee may keep pets only in accordance with the attached Pet Policy.
- F. **Parking:** Lessor reserves the right to regulate the use of all vehicle parking within the Property and to require the registration of all such vehicles.
- G. **Occupancy Standards:**
1. **Maximum Occupancy:** Lessor may set standards defining a maximum number of persons allowed to reside in a unit. Such maximum occupancy limits shall be set forth in the documents defining the resident selection standards.

2. Unit Size: Unit size is determined at initial application and upon renewal. Any change in occupancy during the Lease term must be approved in writing by the office of the site manager.
3. Compliance Mandatory: The occupancy standard set forth herein must be complied with throughout the Lease term. In order to assure compliance with this standard, all persons initially residing in the Leased Premises must be approved in writing by the office of the site manager. This Lease will not be renewed or extended for any household in violation of this standard. Further, Lessee will be in violation of the Lease and subject to eviction proceedings if a person resides in the Leased Premises who is not listed on this Lease or who has not been approved as required by subsection C. above.

9. LESSOR'S OBLIGATIONS UNDER THE LEASE

- A. Lessor agrees to assume the following general obligations, many of which are more specifically discussed in the remainder of this Lease:
 1. Lessor shall maintain the Leased Premises and the Property in decent, safe and sanitary condition;
 2. Lessor shall comply with requirements of applicable building codes, housing codes, and applicable U.S. Department of Housing and Urban Development ("HUD") regulations materially affecting health and safety;
 3. As applicable, Lessor shall educate applicants about the dangers of lead-based paint and notify applicants of the presence of known lead-based paint and lead-based paint hazards. Lessor shall take necessary actions to notify Lessee of any lead-based paint hazards and to respond to and evaluate any such hazards that arise.
 4. Lessor shall make necessary repairs to the dwelling unit;
 5. Lessor shall keep all Property buildings, facilities and common areas, not otherwise assigned to Lessee for maintenance and upkeep, in a clean and safe condition;
 6. Lessor shall maintain in good and safe working order and condition electrical, plumbing, sanitary, heating, ventilating, and other facilities and appliances supplied or required to be supplied by Lessor by the terms of this Lease;
 7. Lessor shall provide and maintain appropriate receptacles and facilities (except containers for the exclusive use of Lessee's household) for the deposit of garbage, rubbish and other waste removed from the dwelling unit by the Lessee in accordance with Section 10(A)(7) of this Lease;
 8. Lessor shall supply running water and reasonable amounts of hot water at all times and reasonable amounts of heat, except where the building that includes the dwelling unit is not required by law to be equipped for that purpose, or where heat or hot water is generated by an installation within the exclusive control of Lessee and supplied by a direct public utility connection; and
 9. Lessor shall provide written notice to the Lessee of the specific grounds for any proposed adverse action by Lessor. Such adverse action includes, but is not limited to, a proposed Lease termination, transfer of Lessee to another unit, or imposition of charges for maintenance and repair. When Lessor is required to afford Lessee the opportunity for a hearing under the Lessor's Grievance Procedure concerning a proposed adverse action, the notice of proposed adverse action shall inform the Lessee of the right to request such hearing.

10. LESSEE'S OBLIGATIONS UNDER THE LEASE

- A. Lessee agrees to the following general obligations, many of which are more specifically discussed in the remainder of this Lease:
 1. Lessee shall not assign the Lease or sublease the dwelling unit;
 2. Lessee shall not provide accommodations for boarders or lodgers;
 3. Lessee shall use the dwelling unit solely as a private dwelling for the Lessee and the Lessee's household as identified in this Lease, and not to use or permit its use for any other purpose;
 4. Lessee shall abide by necessary and reasonable regulations promulgated by the Lessor for the benefit and well-being of the Property and its residents which shall be posted in the site management office and incorporated by reference in the Lease.

5. Lessee shall comply with all obligations imposed upon residents by applicable provisions of building and housing codes materially affecting health and safety;
6. Lessee shall keep the dwelling unit and such other areas as may be assigned to the Lessee for the Lessee's exclusive use in a clean and safe condition;
7. Lessee shall dispose of all fireplace ashes, garbage, rubbish, and other waste from the dwelling unit in a sanitary and safe manner;
8. Lessee shall use only in a reasonable manner all electrical, plumbing, sanitary, heating, ventilating, air-conditioning and other facilities and appurtenances including elevators;
9. Lessee shall refrain from, and shall cause all members of Lessee's household, Lessee's guests and all other persons under Lessee's control to refrain from destroying, defacing, damaging, or removing any part of the dwelling unit or Property. On termination of this Lease, Lessee shall return the Leased Premises to Lessor undamaged, and in its original condition, ordinary wear and tear excepted;
10. Lessee shall pay reasonable charges (other than for ordinary wear and tear) for the repair of damages to the dwelling unit, or to the Property (including damages to Property buildings, facilities or common areas) caused by the Lessee, a member of the household or a guest, or any other person under Lessee's control;
11. Lessee shall act, and shall cause Lessee's household members, guests, and other persons under Lessee's control to act, in a manner which will not disturb other residents' peaceful enjoyment of their accommodations and will be conducive to maintaining the Property in a decent, safe and sanitary condition;
12. Lessee shall not make any alterations, additions, or redecoration on the Leased Premises without Lessor's prior written consent. All additions, fixtures, or improvements made by Lessee, except movable household furniture, shall become the property of Lessor and remain on the Leased Premises as a part of the Leased Premises, and shall be surrendered with the Leased Premises at the termination of this Lease.
13. Lessee shall assure Lessor that neither Lessee, any member of Lessee's household, nor any guest engages in (i) any criminal activity that threatens the health, safety or right to peaceful enjoyment of the Property by other residents; or (ii) any drug-related criminal activity *on or off* the Property. As used in this Section 10 and in Section 21 of this Lease, "drug-related criminal activity" means the illegal manufacture, sale, distribution, or use of a drug, or the possession of a drug with intent to manufacture, sell, distribute or use the drug; and the term "drug" means a controlled substance as defined in section 102 of the Controlled Substances Act (21 U.S.C. 802).
14. Lessee shall assure Lessor that no person under the Lessee's control engages in (i) any activity that threatens the health, safety, or right to peaceful enjoyment of the Property by other residents; or (ii) any drug-related criminal activity on the Property.

- B. The repeated or serious violation of any provision of this Section shall be cause for termination of this Lease and for eviction from the unit. Without limiting the generality of the foregoing, a single violation of Section 10(A)(13) shall constitute a serious violation of this Lease.

11. DELAY IN DELIVERING POSSESSION, ABATEMENT OF RENT

If for any reason Lessor cannot deliver possession of the Leased Premises to the Lessee at the commencement of the Lease term, this Lease shall not be void or voidable, nor shall the Lessor be liable to the Lessee for any loss or damage resulting therefrom nor shall the term of this Lease be extended; in lieu of damages, rent shall be abated for the period between the commencement of the Lease term and the time when the Lessor delivers possession.

12. OCCUPANCY OF DISABLED ACCESSIBLE UNIT AND REASONABLE ACCOMMODATIONS

- A. **Disabled Accessible Units:** If Lessee does not have a disability requiring accessible features, and resides in an accessible unit, Lessee agrees to move to the next available unit of the same or suitable size not having such features within thirty (30) days of notification by Lessor.
- B. **Reasonable Accommodations:** For all aspects of the Lease and the applicable Grievance Procedure, a disabled person shall be provided reasonable accommodations to the extent necessary to provide the disabled person with an opportunity to use and occupy the dwelling unit equal to a non-disabled person. The Lessee may, at any time during the term of the Lease, request a reasonable accommodation of a disability of a household member, including a reasonable accommodation so that the Lessee can meet Lease requirements.

13. TRUTH OF LESSEE'S REPRESENTATIONS

Lessee warrants that the information given by Lessee in the rental application is true. If any of such information is false, the Lessor may at Lessor's option terminate this Lease.

14. INSPECTION OF THE LEASED PREMISES

- A. **Pre-Occupancy Inspection:** Lessor and the Lessee jointly shall inspect the dwelling unit prior to commencement of occupancy by the Lessee. After such an inspection, Lessor shall furnish the Lessee with a written statement of the condition of the dwelling unit, and the equipment provided with the unit. The statement shall be signed by the Lessor and the Lessee, and a copy of the statement shall be retained by the Lessor in the Lessee's resident file.
- B. **Post-Termination Inspection:** Lessor shall give Lessee or his representative reasonable notice of the date and time when Lessor will inspect the Leased Premises after the date of termination of the tenancy to compile a list of any damage to the premises. Lessee shall have the right to be present at such inspection to verify the accuracy of such list, and Lessor shall provide a copy of such list to Lessee.

15. ENTRY OF A DWELLING UNIT

- A. **Reasons for Entry:** The Lessor shall, upon reasonable advance notification to the Lessee, be permitted to enter the dwelling unit during reasonable hours for the purpose of performing routine inspections and maintenance, for making improvement or repairs, or to show the dwelling unit for re-leasing. A written statement specifying the purpose of Lessor's entry delivered to the dwelling unit at least ~~two days~~twenty-four hours before such entry shall be considered reasonable advance notification.
- B. **Keys:** Lessor shall be provided with and shall retain and use any copies of any keys necessary for access to the Leased Premises.
- C. **Routine Inspections:** It is agreed and understood that for routine inspection, preventive maintenance procedures, or city code inspections, posting a written notice in the central mail delivery area and/or in a central utility area of the Property shall be regarded as notice to enter.
- D. **Emergencies:** Lessor may enter the dwelling unit at any time without advance notification when there is reasonable cause to believe that an emergency exists, such as fire, flood or other hazardous conditions or where there is reasonable cause to believe that an emergency exists.
- E. **Adult Household Members Absent:** If the Lessee and all adult members of the household are absent from the dwelling unit at the time of entry, the Lessor shall leave in the dwelling unit a written statement specifying the date, time and purpose of entry prior to leaving the dwelling unit.

16. LESSEE'S ABSENCE

- A. Lessee shall notify Lessor of any anticipated extended absence from the Leased Premises in excess of seven (7) days, no later than the first day of such absence. During the absence, Lessor may enter the Leased Premises at times reasonably necessary for inspection to preserve the Leased Premises.
- B. **Absence of Military Personnel, including Adult Children.** In all situations where a member of Lessee's household is called to active military duty, his/her absence will be treated in accordance with HUD

Guidelines, including HUD Notice PIH 2003-5, and any other public housing handbooks or notices. In such cases, Lessor shall review the Lessee's specific circumstances and will work with Lessee to support Lessee's military family with actions which may include, but are not limited to, allowing a suitable guardian to move into the unit to care for dependents if a head of household is the military personnel called to active duty and determining whether late rent payments are appropriate.

17. ABANDONMENT

Subject to Section 16(B), the Leased Premises shall be deemed abandoned when the occupants have vacated the Leased Premises without notice to the Lessor and do not intend to return, which intention may be evidenced by the removal by the occupants or their agent of substantially all of their possessions and personal effects from the premises and either (1) nonpayment of rent for more than two months or (2) an express statement by the occupants that they do not intend to occupy the premises after a specified date. In the case of such abandonment, the Lessor may re-take possession of the Leased premises.

18. CONDEMNATION

If the whole or any substantial part of the Leased Premises is taken or condemned by any competent authority for any public use or purpose, the terms of this Lease shall, at the option of the Lessor, be terminated upon the date when possession of the part so taken shall be required for such taking. Lessor shall be entitled to receive the entire condemnation award or damages without apportionment with Lessee. Rent shall be adjusted as of the date of Lessee's vacating as the result of such condemnation.

19. DAMAGE OR DESTRUCTION OF LEASED PREMISES; REPAIRS

- A. **Notice by Lessee:** Lessee shall immediately notify Lessor of any damage to the unit which could be hazardous to the life, health or safety of the occupants.
- B. **Repairs:** After such notice, the Lessor shall be responsible for repair of the unit within a reasonable time, provided that if the damage was caused by the Lessee, Lessee's household or visitors, guests or persons under Lessee's control, the reasonable cost of the repairs shall be charged to the Lessee.
- C. **Alternative Accommodations:** The Lessor shall offer standard alternative accommodations, if available, where necessary repairs cannot be made within a reasonable time.
- D. **Rent Abatement:** Provisions shall be made for abatement of rent in proportion to the seriousness of the damage and loss in value as a dwelling if repairs are not made within a reasonable time after proper notice or alternative accommodations are not provided, except that no abatement of rent shall occur if the Lessee rejects the alternative accommodation or if the damage was caused by the Lessee, Lessee's household or visitors, guests, or persons under Lessee's control.

20. LEASE TERMINATION DUE TO DEATH OR INCAPACITY OF LESSEE

- A. Upon the death of a sole or surviving Lessee, either Lessor or the personal representative of the Lessee's estate may terminate this Lease upon thirty (30) days written notice, to be effective on the last day of a calendar month. The Lessee's estate shall be liable for the rent to the end of the notice period or to the date that the unit is re-rented, whichever date comes first. The termination of a Lease under this Paragraph shall not relieve the Lessee's estate from liability either for payment of rent or other amounts owed prior to or during the notice period, or for the payment of amount necessary to restore the dwelling unit to its condition at the beginning of the Lessee's occupancy, normal wear and tear excepted.
- B. If upon the death of a sole or surviving Lessee there is at least one household member (not a live-in aide) living in the household who is of legal age and capacity to execute a lease, and provided that no other cause for termination or non-renewal of the lease exists, a new lease may be executed with such household member as Lessee. If no remaining household member living in the household is eligible or qualified to execute a lease, Lessor may permit an adult member of the family not living in the household to execute a lease as Lessee in order to avoid eviction of remaining household members, provided that such new Lessee satisfies all applicable eligibility and screening criteria.
- C. If during the term of this Lease, Lessee, by reason of physical or mental impairment, is no longer able to comply with the material provisions of this Lease, taking into consideration reasonable accommodations

that can be offered by Lessor to Lessee, and Lessor cannot make or is not required by law to make a reasonable accommodation to enable the Lessee to comply with the Lease, then action shall be taken to terminate the Lease. Lessor will use its reasonable efforts to assist Lessee or designated member(s) of Lessee's family to move. If the nature of the inability to comply with the material provisions on this Lease are such that such inability, in the reasonable judgment of Lessor, can be cured by the assumption of Lessee responsibility by a household member (not a live-in aide) living in the household who is of legal age and capacity to execute a lease, or by an adult member of the family not living in the household, while the impaired individual remains in occupancy, Lessor, in its reasonable discretion, may permit such remaining member of the household or adult member of the family not living in the household to execute a lease as Lessee in order to avoid eviction of the impaired occupant, provided that such new Lessee satisfies all applicable eligibility and screening criteria.

21. TERMINATION OF THE TENANCY BY LESSOR

A. Grounds for Termination during Term.

During the term of this Lease (including the initial Lease term or any renewal Lease term, or during the term of any one-month extension of the Lease term), Lessor may terminate this Lease for violations of material terms of the Lease, such as, but not limited to, the following, or for other good cause:

1. Lessee's failure to pay rent or other payments when due.
2. Lessee's repeated failure to pay rent or other charges when due. "Repeated failure" means that Lessee has paid Lessee's rent, additional charges as described herein, or other charges late three (3) or more times during a twelve (12) month period;
3. Lessee causing serious damage (exceeding \$500.00) to an apartment or common area;
4. Lessee causing danger or serious problems for other residents or the agents of Lessor;
5. Conviction of a household member of a drug-related criminal activity for manufacture or production of methamphetamine on the premises of federally assisted housing.
6. Lessee, a household member, or a guest engaging in drug-related criminal activity on or off the Property;
7. A person under the Lessee's control engaging in drug-related criminal activity on the Property;
8. A household member's illegal use of a drug or engagement in a pattern of illegal drug use that threatens the health, safety, or right to peaceful enjoyment of the Property by other residents;
9. A household member's abuse or pattern of abuse of alcohol that threatens the health, safety, or right to peaceful enjoyment of the Property by other resident;
10. Lessor's furnishing of false or misleading information concerning illegal drug use, alcohol abuse, or rehabilitation.
11. Lessee is fleeing to avoid prosecution, or custody or confinement after conviction, for a crime that is a felony under the laws where the person is fleeing;
12. Seizure of an offensive weapon or illegal drugs in the Leased Premises by a law enforcement officer;
13. Lessee's violation of a condition of probation or parole imposed under federal or state law;
14. Lessor's determination or discovery that Lessee or a member of Lessee's household is required to register or is registered under any Federal, State or local sex offender lifetime registration requirement;
15. Lessee's furnishing of any false, misrepresented or misleading information during the application or renewal application process;
16. Lessee's failure to allow inspection of Lessee's apartment when required in accordance with Section 14 of this Lease;
17. Lessee's failure to obtain or maintain utilities in Lessee's dwelling unit;
18. Lessee's failure to accept Lessor's offer of a revision to this lease, or to the LIHTC Lease Addendum or the Public Housing Unit Lease Addendum if applicable, which is proposed and adopted in accordance with Section 31 of this Lease.

B. Additional Termination Information.

1. **Lessor May Consider All Circumstances:** In deciding to evict for criminal activity, the Lessor shall have discretion to consider all of the circumstances of the case, including the seriousness of the offense, the extent of participation by household members, and the effects that the eviction would have on household members not involved in the proscribed activity. In appropriate cases, the Lessor may permit continued occupancy by remaining household members and may impose a condition that household members who engaged in the proscribed activity will not reside in the unit. A Lessor may require a household member who has engaged in the illegal use of drugs (but not in drug-related criminal activity) to present evidence of successful completion of a treatment program as a condition to being allowed to reside in the unit.
2. **Lifetime Restrictions on Assistance.** Notwithstanding any other provisions herein, Lessor shall have no discretion regarding eviction of household members convicted of manufacturing methamphetamine on the premises of federally assisted housing and/or for eviction of household members subject to a lifetime registration requirement under Ohio state law. Such household members shall not be permitted to reside in the Leased Premises.
3. **Zero ~~tolerance~~Tolerance for Criminal Activity.** The Lessor endorses and enforces the "One Strike and You're Out" policy which provides for zero tolerance of illegal drug use and criminal activity by

residents, their households and their guests. It is an express condition of this Lease Agreement that the Lessee, household members and invited guests will refrain from criminal activity as defined below, including illegal drug use. Failure to meet this obligation is a violation of this Lease and cause for immediate eviction where permitted by state law, even if it is a first offense and even if some household members were unaware of the activity. If the Lessee or guest or another person on the premises with Lessee's consent engages in criminal activity which threatens the health, safety, right of peaceful enjoyment of other residents or employees, including drug-related criminal activity, on or off public housing premises, while a resident in affordable housing, such criminal activity shall be deemed a serious violation of the material terms of this Lease and shall result in termination of tenancy. The term "drug-related criminal activity" means illegal manufacture, sale distribution, use or possession with intent to manufacture, sell, distribute, or use of a controlled substance (as defined in the Controlled Substances Act-21 U.S.C. 802(b)). Arrest and/or conviction are not required for Lessor to commence eviction proceedings pursuant to this section. Lessor does not evict the victims of violence. An incident or incidents or actual or threatened domestic violence, dating violence, dating violence or stalking will not be construed as a serious or repeated violation of the lease by the victim or threatened victim of that violence, and shall not be good cause for terminating the assistance, tenancy, or occupancy rights of the victim of such violence. The ~~HA~~[AMHA](#) may terminate the assistance to remove a lawful occupant or tenant who engages in criminal acts or threatened acts of violence or stalking to family members or others without terminating the assistance or evicting victimized lawful occupants. The ~~HA~~[AMHA](#) may honor court orders regarding the rights of access or control of the property, including Emergency Protective Orders, Domestic Violence Orders, and other orders issued to protect the victim and issued to address the distribution or possession or property among household members where the family "breaks up." There is no limitation on the ability of the ~~HA~~[AMHA](#) to terminate assistance for other good cause unrelated to the incident or incidents of domestic violence, dating violence, dating violence or stalking, other than the victim may not be subject to a "more demanding standard" than non-victims. There is no prohibition on the ~~HA~~[AMHA](#) terminating assistance if it "can demonstrate an actual and imminent threat to other tenants or those employed at or providing service to the property if that tenant's (victim's) assistance is not terminated." Any protections provided by law which give greater protection to the victim are not superseded by these provisions.

4. Lessee must move out of Lessee's apartment if Lessor terminates Lessee's Lease. If Lessor terminates Lessee's Lease and Lessee refuses to leave, Lessor will file an action for possession in the appropriate court seeking to evict Lessee. In any action or proceeding to enforce the terms of this lease including but not limited to the service of a late letter, a notice to quit, or the institution of an action for possession, Lessee agrees to pay Lessor's reasonable attorney's fees and costs of such action or proceeding.
5. **Notification of Post Office:** When Lessor evicts an individual or family from a dwelling unit for engaging in criminal activity, the Lessor shall notify the local post office serving that dwelling unit that such individual or family is no longer residing in the dwelling unit. This will be done so that the post office will terminate delivery of mail for such persons at the unit, and that such persons not return to the Property for pickup of the mail.

C. **Lease Termination Notice.**

1. **Amount of Notice:** Lessor shall give written notice of Lease termination pursuant to Section 21(A) of its intention to begin a state court action to recover possession of the Leased Premises in accordance with the Ohio General Statutes.
2. **Content of Notice:** The notice of Lease termination pursuant to Section 21(A) to the Lessee shall state specific grounds for termination, and shall inform the Lessee of the Lessee's right to make such reply as the Lessee may wish. The notice shall also inform the Lessee of the right to examine Lessor documents directly relevant to the termination or eviction. When the Lessor is required to afford Lessee the opportunity for a hearing, the notice shall also inform Lessee of his or her right to request a hearing in accordance with the Lessor's Grievance Procedure.
3. **Grievance Procedure:** When the Lessor is required to afford the Lessee the opportunity for a hearing concerning the Lease termination under the Lessor's Informal Review, Informal Hearing and/or Grievance Procedure, the tenancy shall not terminate (even if any notice to vacate under State or local

law has expired) until the time for the Lessee to request a hearing has expired, and (if a hearing was timely requested by the Lessee) the hearing process has been completed.

4. **Hearing Not Required:** When the Lessor is not required to afford the Lessee the opportunity for a hearing concerning the Lease termination under the Lessor's Informal Review, Informal Hearing and/or Grievance Procedure, and the Lessor has decided to exclude such complaint from the Lessor's Informal Review, Informal Hearing and/or Grievance Procedure, the notice of Lease termination shall: (a) state that Lessee is not entitled to a hearing on the termination; (b) specify the judicial eviction procedure to be used by the Lessor for eviction of Lessee, and state that this eviction procedure provides the opportunity for a hearing in court that contains the basic elements of due process (as defined in HUD regulations); and (c) state whether the eviction is for criminal activity that threatens the health, safety or right to peaceful enjoyment of the Property by other residents or for drug related criminal activity on or near the Property.
5. **Right of Lessee to Examine Documents:** The Lessor shall provide the Lessee a reasonable opportunity to examine, at the Lessee's request, before a hearing or court trial concerning a termination of tenancy or eviction, any documents, including records and regulations, which are in the possession of the Lessor, and which are directly relevant to the termination of tenancy or eviction. The Lessee shall be allowed to copy any such document at the Lessee's expense.
6. **State Law Notice:** A notice to vacate which is required by State or local law may be combined with, or run concurrently with, a notice of Lease termination under this Section.

D. Lessor Election to Not Renew Lease

The Lessor may elect to not renew the Lease at the end of the initial Lease term or any renewal Lease term, or at the end of any one-month extension of the Lease term, and to terminate the tenancy and recover possession of the Leased Premises, in accordance with State or local law and by written notice to the Lessee which shall be delivered not less than thirty (30) days before the end of the initial or renewal Lease term, or the end of the one-month extension upon which the Lessor elects to terminate the tenancy and recover possession of the Leased Premises. Lessor's election to not renew the Lease in accordance with this Section D shall not give rise to an opportunity for hearing under the Lessor's Informal Review, Informal Hearing and Grievance Procedure.

22. TERMINATION OF LEASE BY LESSEE

Written Notice Required: Lessee may terminate the Lease on any date after the end of the initial term of this Lease, by providing written notice to the site manager by the first day of the month, which will become effective thirty (30) days after the first day of the month or at a later date, not to exceed sixty (60) days from the date of receipt, as stipulated in the notice. The notice must state the precise date the Lessee intends to vacate the unit and may not give an approximate date or a "spread".

23. PROCEDURES UPON TERMINATION OF LEASE

- A. **Procedures for Vacating Unit:** Upon the termination of this Lease, Lessee shall deliver immediate possession of the Leased Premises to Lessor and deliver all keys to the Lessor at the site management office, or as Lessor otherwise directs, which action shall establish the date and time of vacation of the Leased Premises by the Lessee.
- B. **Post-Termination Inspection:** Lessor and Lessee shall conduct a post-termination inspection according to the procedures established in Section 14(B) of this Lease.
- C. **Remedies if Lessee Refuses to Vacate upon Termination of the Lease:** Lessee agrees that in the event Lessee fails to vacate the Leased Premises upon termination of this Lease, Lessee shall pay as liquidated damages for the entire time that possession is withheld a sum equal to two times the amount of rent or use and occupancy herein reserved, pro-rated per day of such withholding.
- D. **No Waiver:** No action or failure to act by Lessor, except as herein provided, shall operate as a waiver of Lessor's right to terminate this Lease and Lessee's right of possession nor operate to extend the term thereof.

24. REMEDIES CUMULATIVE, NON-WAIVER OF OBLIGATIONS

- A. All rights and remedies given to Lessee or to Lessor shall be distinct, separate and cumulative, and the use of one or more thereof shall not exclude or waive any other right or remedy allowed by law, unless specifically limited or waived in this Lease.
- B. Lessee's obligation to pay rent during the term or any extension thereof or any hold over tenancy shall not be waived, released or terminated by: the service of any notice; demand for possession; notice of termination of tenancy; institution of any action or ejectment; any judgment for possession; or any other act or acts resulting in termination of Lessee's right of possession.
- C. Failure of Lessor to seek redress for the violation of, or to insist upon, the strict and prompt performance of any covenants or conditions of this Lease or of any rules and regulations referenced in Sections 9 and 10 hereof shall not operate as a waiver of any such violation or of Lessor's right to insist upon prompt compliance in the future with such covenant or condition, and shall not prevent a subsequent action by Lessor for any such violation. Acceptance by Lessor of any late payment of rent or additional rent shall not constitute a waiver of any rights of Lessor, including, without limitation, the right to terminate this Lease as herein provided. The receipt of any rent or additional rent by Lessor with the knowledge of such breach shall not operate as a waiver of such breach. No provision, covenant or condition of this Lease may be waived by Lessor unless such waiver is in writing and signed by Lessor.

25. NOTICE PROCEDURES

- A. **Notice to Lessee:** Notice to the Lessee shall be in writing and delivered to the Lessee or to an adult member of Lessee's household residing in the dwelling or sent by prepaid first-class mail properly addressed to Lessee, or as otherwise required by law. If the Lessee is visually impaired, all notices will be in an accessible format.
- B. **Notice to Lessor:** Notice to the Lessor shall be in writing, delivered to the site management office or the Lessor's central office or sent by prepaid first-class mail properly addressed.
- C. **TIME IS OF THE ESSENCE UNDER THIS LEASE.** All references to any notice required to be given or due dates for rental payments shall be strictly construed.

26. RULES AND REGULATIONS

The Lessor's necessary and reasonable regulations, promulgated by Lessor for the benefit and well-being of the Property and the residents, are hereby incorporated into this Lease. These regulations will be posted in the site management office and will be furnished to Lessee on request. Prior to modification of these regulations, Lessor will provide a 30-day written notice to Lessee setting forth the proposed modification, the reasons therefor, and providing Lessee an opportunity to present written comments which shall be taken into account by Lessor prior to the modification becoming effective.

27. MORTGAGE ON PROPERTY

This Lease and the estate of Lessee shall be subject and subordinate to any present or future deeds of trust, deeds to secure debt, and mortgages on the real estate (or any part of it) upon which the Leased Premises is situated and to all advances upon the security of such deeds of trust and mortgages.

28. MILITARY ACTIVATION

If Lessee is called to active military duty during the term of this Lease, Lessee shall present to Lessor official orders activating Lessee; then and in that event, this Lease shall be controlled by the Soldiers and Sailors Relief Act of 1940, as amended, 50 U.S.C.A. 50591. If Lessee is active military and presents to Lessor a copy of official orders of transfer to another military location, then and in that event, any liability of Lessee for future rents hereunder shall not exceed one (1) month's rent.

29. ENTIRE AGREEMENT AND PARTIAL INVALIDITY

- A. The terms and conditions set forth in this Lease and any Attachments hereto specifically referenced herein constitute the entire agreement between the Lessee and Lessor. Subject to Section 31 hereof, no modification, waiver or amendment of this Lease shall be binding upon either the Lessor or Lessee unless

made in writing and executed by both parties. However, Lessor may amend the Rules and Regulations referred to in Section 26 above, and Lessee hereby acknowledges that Lessor shall at all times have and may exercise the authority to regulate reasonably the use of the Property and the Leased Premises.

- B. This Lease and its Attachments make up the entire agreement between the Lessee and the Lessor regarding the Leased Premises. If any Court declares a particular provision of this Lease to be invalid or illegal, all other terms and conditions of the Lease will remain in effect and both the Lessor and the Lessee will continue to be bound by them.

30. LEASE BINDING ON HEIRS

All the covenants and the agreement of this Lease shall be binding upon and benefit the heirs, executors, administrators, successors, and assigns of Lessor and Lessee; provided, however, that the heirs or assigns of Lessee shall not have any right to possession of the Leased Premises except in accordance with Section 20 of this Lease. Lessee agrees, upon request and at any time and from time to time throughout the Lease term, to attorn to Lessor, its successors and assigns, to any mortgagee-in-possession or purchaser of Lessor's estate at any foreclosure sale or pursuant to a deed in lieu thereof, and/or to any other successor to Lessor's interest hereunder, however title is acquired, as being Lessor's successor "Lessor" hereunder for all purposes of this Lease.

31. REVISION OF LEASE

- A. This lease may be amended at any time by written agreement between Lessor and Lessee.
- B. Lessor may propose changes in the form of this Lease, the LIHTC Lease Addendum, or of the Public Housing Unit Lease Addendum by written notice to all tenants who will be affected by the change, and to any resident organization, setting forth the proposed changes and providing an opportunity to present written comments which shall be appropriately considered by ~~lessor~~Lessor before adoption of the proposed changes. Such written notice of proposed changes shall be given at least sixty (60) calendar days before the lease revision is scheduled to take effect, and shall specify a reasonable time limit for acceptance of the changes by Lessee. Lessee's failure to accept Lessor's offer of a revision to this Lease, or any applicable Addendum, that is proposed and adopted in accordance with this provision shall constitute grounds for termination of this Lease under Section 21.

32. DEFINITIONS; HEADINGS

- A. **Definitions:** "Lessor" as used in this Lease shall include its representatives, heirs, agents, assigns and successors in title to the Leased Premises. "Lessee" shall include his heirs, executors, administrators, and representatives. The terms "Lessor" and "Lessee" include singular and plural, corporation, partnership or individual, and masculine or feminine genders, as may fit the particular parties. "Lease" as used in this Lease shall refer to this agreement between Lessee and Lessor.
- B. **Headings:** All headings used in this Lease and in the accompanying attachments hereto are inserted only for convenience and ease of reference, and are not to be considered in the construction or interpretation of any provision of this Lease.

33. NON SMOKING POLICY. CHECK IF APPLICABLE (EDGEWOOD VILLAGE 5 and EDGEWOOD VILLAGE SOUTH)

- A. Lessee agrees and acknowledges that the premises to be occupied by Lessee and members of Lessee's household have been designated as a smoke-free living environment. Lessee and members of Lessee's household shall not smoke anywhere in the unit rented by Lessee, or the building where the Lessee's dwelling is located or in any of the common areas or adjoining grounds of such buildings or other parts of the rental community, nor shall Lessee permit any guests or visitors under the control of Lessee to do so.
- B. Lessee shall inform Lessee's guests of the no-smoking policy. Further, Lessee shall promptly give Lessor a written statement of any incident where tobacco smoke is migrating into the Lessee's unit from sources outside of the Lessee's apartment unit.
- C. Lessee acknowledges that Lessor's adoption of a smoke-free living environment, and the efforts to designate the rental development as smoke-free does not make the Lessor or any of its managing agents the

guarantor of Lessee's health or of the smoke-free condition of the Lessee's unit and the common areas. However, Lessor shall take reasonable steps to enforce the smoke-free terms of its leases and to make the development smoke-free. Lessor is not required to take steps in response to smoking unless Lessor knows of said smoking or has been given written notice of said smoking.

D. Lessee agrees that the other lessees at the development are the third-party beneficiaries of Lessee's smoke-free Lease provisions with Lessor. A Lessee may sue another lessee for an injunction to prohibit smoking or for damages, but does not have the right to evict another lessee. Any suit between lessees shall not create a presumption that the Lessor breached this Lease provision.

E. Lessee acknowledges that Lessor's adoption of a smoke-free living environment, and the efforts to designate the rental development as smoke-free, does not in any way change the standard of care that the Lessor or managing agent would have to the Lessee household to render buildings and premises designated as smoke-free any safer, more habitable, or improved in terms of air quality standards than any other rental premises.

F. Lessor specifically disclaims any implied or expressed warranties that the building, common areas, or Lessee's premises will be free from secondhand smoke. Lessee acknowledges that Lessor's ability to police, monitor, or enforce the agreements of this Addendum is dependent in significant part on voluntary compliance by Lessee and Lessee's guest. Lessees with respiratory ailments, allergies, or any other physical or mental condition relating to smoke are put on notice that Lessor does not assume any higher duty of care to enforce this Lease provision than any other obligation hereunder.

34. ATTACHMENTS:

- Move-in Inspection Form	_____ Lessee Initials
- List of Charges	_____ Lessee Initials
- House Rules	_____ Lessee Initials
- Grievance Procedures	_____ Lessee Initials
- Public Housing Unit Addendum (if applicable)	_____ Lessee Initials
- LIHTC Lease Addendum (if applicable)	_____ Lessee Initials
- Reasonable Accommodation Policy	_____ Lessee Initials
-Pet Policy	_____ Lessee Initials
- Other, specify:_____	_____ Lessee Initials

35. SIGNATURES

IN WITNESS WHEREOF, the parties hereto have set their hands and seals the day and year first above written.

LESSEE(S):

By: _____ Date: _____

By: _____ Date: _____

LESSOR:

Akron Metropolitan Housing Authority, as Agent

By: _____ Date: _____

EDGEWOOD VILLAGE PUBLIC HOUSING UNIT LEASE ADDENDUM

The Leased Premises occupied by Lessee receives the benefit of certain assistance provided by the Akron Metropolitan Housing Authority ("Housing Authority"). As a result, the Edgewood Village, ~~LLC~~ Residential Lease for Leased Premises (the "Lease") receiving the benefit of such assistance is amended by the following provisions, which supersede any contrary provisions of the Lease.

1. Term of Lease

During the term of the Lease, including any renewal or extension thereof, or at the expiration of the term of the Lease, Lessor may terminate the Lease and the tenancy of Lessee only for serious or repeated violations of material terms of the Lease, or for other good cause, in accordance with the conditions set forth in Sections 20 or Subsection A of Section 21 of the Lease, Section 5 of this Addendum, or the LIHTC Lease Addendum (if applicable). At expiration of the initial Lease term, and notwithstanding any other provision of the Lease, the Lease shall be extended automatically for successive terms of twelve (12) months each, unless terminated or otherwise not extended according to the foregoing provisions or Section 22 of the Lease. Subsections C and D of Section 21 of the Lease shall not apply to a Lease which includes this Public Housing Unit Addendum.

2. Setting Lessee's Rent

A. **Rent Options.** At the beginning of the initial Lease term and at the time of annual reexamination for each succeeding Lease term, Lessor will offer to Lessee the opportunity to choose between two methods for determining the amount of rent to be paid monthly by Lessee. Lessee may choose to pay (1) an income-based rent, or (2) a flat rent, determined as described below:

- (1) Income-based rent. Under the income-based rent method, a monthly Total Tenant Payment is calculated as the highest of the following amounts, rounded to the nearest dollar:
 - (a) Thirty (30) percent of the family's monthly adjusted income, as determined based on information reported by Lessee and in accordance with policies adopted by Lessor consistent with HUD regulations; or
 - (b) Ten (10) percent of the family's monthly gross income, as determined based on information reported by Lessee and in accordance with policies adopted by Lessor consistent with HUD regulations; or
 - (c) If the family is receiving payments for welfare assistance from a public agency and a part of those payments, adjusted in accordance with the family's actual housing costs, is specifically designated by such agency to meet the family's housing costs, the portion of those payments which is so designated; or
 - (d) The minimum rent established by the Lessor consistent with HUD regulations.

The monthly rent payable by Lessee to Lessor under the income-based rent will be the amount of the Total Tenant Payment, less a Utility Allowance, appropriate for the size and type of unit, for utilities (electricity and gas) for which Lessee makes payments directly to the utility supplier, established by the Housing Authority in accordance with HUD regulations and LIHTC program requirements. If the Utility Allowance exceeds the Total Tenant Payment, the Lessee will pay no rent to Lessor and Lessor will pay the amount of such excess monthly to Lessee as a Utility Reimbursement. If Lessee's actual utility bills exceed the Utility Allowance, Lessee will be responsible for paying the actual bills in full to the utility suppliers. If Lessee's actual utility bills are less than the Utility Allowance, Lessee will receive the benefit of such savings.

- (2) Flat rent. Under the flat rent method, the monthly rent is based on the market rent charged for comparable units in the private unassisted rent market, but not more than the amount allowable under the LIHTC program. While utility costs are taken into account when establishing the flat rent, a utility allowance (which is applied when calculating income-based rent) is not applicable to a lessee paying a flat rent.

Lessee has chosen for the initial Lease term the rent method checked below:

/X/ Income-based rent.

/___/ Flat rent.

The monthly rent stated in Section 5(A) of the Lease is the monthly rent payable to Lessor for the initial Lease term calculated in accordance with the foregoing method chosen by Lessee.

In accordance with 24 CFR 960.253 (a)(2), regardless of whether the family chooses to pay a flat rent or income-based rent, the family must pay at least the minimum rent of \$50.

B. Hardship Exceptions.

- (1) Income-based rent. A family which has elected an income-based rent and for which the Total Tenant Payment is the minimum rent will be granted an exemption from payment of the minimum rent because of financial hardship, as described in the Lessor's written policies. Financial hardship, for these purposes, includes:
 - (a) When the family has lost eligibility for or is awaiting an eligibility determination for a Federal, State, or local assistance program;
 - (b) When the income of the family has decreased because of changed circumstances, including loss of employment;
 - (c) When the family would be evicted because it is unable to pay the minimum rent;
 - (d) When a death has occurred in the family; and
 - (e) Other circumstances determined by the Lessor.

If the Lessee requests a financial hardship exemption from payment of the minimum rent, Lessor will suspend the minimum rent requirement beginning the month following the Lessee's request for the exemption, and continuing until the Lessor determines whether there is a qualifying financial hardship and whether it is temporary or permanent. The Lessor may not evict the family for nonpayment of minimum rent during the 90-day period beginning the month following the Lessee's request for the exemption. If the Lessor determines that a qualifying hardship exists but is temporary (less than 90 days), the Lessor must reinstate the minimum rent requirement from the beginning of the suspension thereof but must offer the Lessee a reasonable repayment agreement for the amount of back minimum rent owed by the Lessee. If the Lessor determines that a qualifying hardship exists and is long-term, the Lessor will exempt the Lessee from the minimum rent requirement so long as such hardship exists. If the Lessor determines that there is no qualifying financial hardship, the Lessor must reinstate the minimum rent requirement, including back rent owed from the beginning of the suspension, and the Lessee must pay the back rent on terms and conditions established by the Lessor. If the Lessor denies the Lessee the minimum rent hardship exception, the Lessor may not require the Lessee to make an escrow deposit to obtain the grievance hearing.

- (2) Flat rent. In general, Lessee may change its choice of rent calculation method only annually, at the time of annual reexamination. However, if Lessee has chosen the flat rent method, Lessee may request a change from flat rent to income-based rent in between reexaminations if Lessee demonstrates that the family is unable to pay the flat rent because of financial hardship, as described in Lessor's written policies. Financial hardship, for this purpose, includes (a) decrease in family income because of changed circumstances, including loss or reduction of employment, death in the family, or reduction in or loss of earnings or other assistance; (b) an increase, because of changed circumstances, in expenses for medical costs, child care, transportation, education, or similar items; or (c) other serious or catastrophic financial situations as specifically approved by Lessor. If Lessor determines that the family is unable to pay the flat rent because of financial hardship, Lessor will allow the requested switch to income-based rent.

C. Information for Families. For the Lessee to make an informed choice regarding the rent calculation method, Lessor shall provide, at the time of initial leasing and at any annual reexamination, written information regarding:

- (1) Lessor's policies on switching type of rent in circumstances of financial hardship; and

- (2) The dollar amounts of tenant rent for the family under each option.

3. Annual Reexamination; Other Rent Changes

- A. **Annual Reexamination.** Lessor will meet with Lessee at least annually to review Lessee's family income and composition, housekeeping, community service or self-sufficiency program participation (if applicable), lease compliance status, and other qualifications for continued occupancy. Lessor will send a letter setting up the meeting and advising Lessee of the information and documentation to be furnished by the Lessee in accordance with Lessor's reexamination procedures, and of third-party verification procedures which may be utilized by Lessor in connection with the reexamination. At Lessor's discretion, more than one meeting may be required annually. Lessee understands that Lessee's annual reexamination must be completed not later than thirty (30) days prior to the expiration date of Lessee's current Lease term. The reexamination required under this Addendum will be scheduled concurrently with the annual determination of continued eligibility under the LIHTC Program pursuant to the LIHTC Lease Addendum, if applicable. Following reexamination, Lessor must make appropriate adjustments in the rent after consultation with Lessee and upon verification of the information.
- B. **Interim Rent Adjustments of Income-Based Rent.** Lessee may request an interim reexamination of family composition because of changes since the last determination. Lessor shall make the reexamination within a reasonable time after the request and shall make appropriate adjustments in the rent upon verification of the information.
- C. **Effective Date of Rent Change.** Lessor will give Lessee a written notice of any change in the Lessee's rent. The notice shall be signed by Lessor and state the new amount the Lessee is required to pay and the effective date of the new rental amount. Once the new rental rate is established, it shall remain in effect until the next reexamination or renewal, unless another interim review and change is warranted or the Lessee elects to change to or from the flat rent method.
- (1) **Rent Decreases.** Lessor will process rent decreases so that the lower rent amount becomes effective on the first day of the month after Lessee reports, in writing, and provides proof to Lessor of the change in household circumstances or income.
- (2) **Rent Increases.** Lessor will process rent increases so that the higher rent becomes effective on the first day of the second month after the circumstances supporting the increase in rent were reported, or should have been reported by Lessee to Lessor. The rent will increase for the first day following the month the increase should have been reported in those cases of resident misrepresentation.
- D. **Welfare TANF Rent Changes.** Pursuant to HUD regulations, and notwithstanding the provisions listed above regarding the reduction of rent, Lessee's rent shall not be reduced if the decrease in the family's annual income is caused by a reduction in the welfare or public assistance benefits received by the family that is a result of the Lessee's failure to comply with the conditions of the assistance program requiring participation in an economic self-sufficiency program or other work activities. In addition, if the decrease in the family annual income is caused by a reduction in welfare or public assistance benefits received by the family that is the result of an act of fraud, such decrease in income shall not result in a rent reduction. In such cases, the amount of income to be attributed to the family shall include what the family would have received had the family complied with the welfare requirements or had the family not committed an act of fraud.
- For purposes of rent adjustments, the reduction of welfare or public assistance benefits to a family that occurs as a result of the expiration of a time limit for the receipt of assistance, or for reasons other than those listed above, will not be considered a failure to comply with program requirements. Therefore, a Lessee's rent will be reduced as a result of such a verified decrease.
- E. **Underpayment of Rent ("Retro-rent").** Lessee hereby agrees to pay the difference between the rent that was paid and the greater amount of rent that should have been charged if: (i) Lessee had provided proper and timely notice (that is, within ten (10) days of the change) of an income change to Lessor; and/or (ii) Lessee had not provided improper or erroneous income related information at admission or at an annual, special, periodic or interim reexamination or review; and/or (iii) if resident was on a temporary rent which was too low. The amount of this rent is called "Retro-rent". If Lessor determines that the Retro-rent amount occurred innocently or by mistake, Lessee will be allowed to pay back the Retro-rent amount by first paying twenty-five percent (25%) of the outstanding total and the balance in equal installments over the next twelve (12) months. Lessee and Lessor must sign a repayment agreement documenting the repayment arrangements.

Such Retro-rent repayment must begin no later than the first day of the second month after Lessee gets a notice concerning the Retro-rent. If the Retro-rent occurred through fraud of the deceit or misrepresentation of Lessee, Lessee shall, in Lessor's option, pay the entire amount of the Retro-rent immediately (i.e., within 10 days). Lessee shall also be subject to the termination or nonrenewal of the Lease and the potential referral of the matter to applicable federal, state and county authorities. Notwithstanding the above, if a Lessee, or family member, fails to report annual gross income in the total amount of \$1500 or more, Lessor will consider such a failure as deliberate misrepresentation and the Lessee will be subject to lease termination and/or the nonrenewal of the lease.

F. **Overpayment of Rent ("Retro-credit").** Lessee hereby agrees and acknowledges that if Lessee has paid too much for rent, Lessor will give Lessee credit for the extra amount paid. This is called a "Retro-credit." No Retro-Credit will be given for any time period between the time Lessee should have reported the change and the time the change was actually reported to Lessor, or for any period of time prior to timely reporting excludable income pursuant to Paragraph 3 (B). All Retro-credits will go toward Lessee's future rent and other charges and will be credited the month after the Retro-credit is verified.

G. **Temporary Rent.** Sometimes it may be impossible or difficult for Lessor to set the rent for the whole year because verification is incomplete. If this happens, Lessor will determine an estimated fair amount of rent for Lessee to pay for not more than two (2) months after a re-certification date. Later, Lessor will determine the precise amount that Lessee's rent should have been and Lessee agrees to pay the Retro-rent, or receive a Retro-credit in accordance with this Lease.

4. Occupancy Standards; Unit Size Changes

A. **Minimum Occupancy.** The following minimum occupancy standards will apply:

<u>No. of Bedrooms</u>	<u>No. of Persons</u>
1	1
2	2
3	3
4	4

B. **Unit Size Changes.** Lessee agrees that if due to a change in family composition the Leased Premises are no longer appropriate for the family under Lessor's occupancy standards, Lessee will accept a new lease for a public housing unit at another site or a transfer to another property managed by the Authority of the appropriate size if such a unit is available and such lease is offered by Lessor. Lessor must provide at least thirty (30) days notice of the availability of such other unit before Lessee shall be required to move.

5. Lease Termination

A. **Termination by Lessor:**

Lessor may terminate this Lease and Lessee's tenancy only for serious or repeated violations of material terms of the Lease, which grounds include serious or repeated violation of the grounds stated in Sections 20 and 21 of the Lease, and in Sections 1, 3, and 8 of the LIHTC Lease Addendum (if applicable). In addition, Lessor may terminate the Lease and Lessee's tenancy for the following causes:

- (1) Lessee's failure to provide timely and accurate statements of income, assets, expenses, and family composition requested by Lessor, to attend scheduled reexamination appointments, or to cooperate in the verification process.
- (2) Lessee's failure to accept a transfer to an appropriate size and available unit when required to do so pursuant to Section 4 of this Addendum.
- (3) Failure of any family member to comply with community service or self-sufficiency program participation requirements referenced in Section 6 of this Addendum (as grounds only for non-renewal of the Lease at expiration of the initial or any subsequent Lease term).

B. Notice of Lease Termination

Lessor must give Lessee written notice if the Lease is being ended for purposes of eviction or other termination. This notice is called a termination notice. **There are four kinds of termination notices:**

- (1) Four
teen (14) day's written notice if Lessee fails to pay rent pursuant to Section 21(A)(2) of the Lease;
- (2) Three (3) days' written notice for conduct that involves an criminal activity that threatens the health, safety, or right to peaceful enjoyment of the premise of other residents or employees of Lessor, or any violent or drug-related criminal activity on or off the Property, without a right to grievance hearing;
- (3) Three (3) days' written notice where there is a danger to the health or safety of other residents or Lessor employees (other than arising from conduct described in (2) above), with a right to a grievance hearing (request for which must be made within the five-day period);
- (4) Thirty (30) days' written notice for all other causes, including nonpayment of "additional charges" described in Section 6 of the Lease, and subject to Lessee's rights to a grievance hearing.

The termination notice that Lessor provides shall state the reason for ending the Lease or evicting Lessee. It will also tell Lessee that Lessee can give Lessee's side of the story or such other answers as Lessee wants. It will also tell Lessee of Lessee's right in some cases to ask for a hearing under Lessor's Grievance Procedures and notify Lessee that s/he has the right at any time to review and copy (at Lessee's expense) any documents or regulations upon which the Lessor is relying that are directly relevant to the lease termination or eviction.

6. Community Service or Self-Sufficiency Activity Requirements:

- A. Each non-exempt adult family member residing in a public housing unit in the Property shall comply with the community service requirements set forth in Section 12(c) of the Housing Act of 1937, as it may be amended and as it may be implemented in regulations. Generally, these requirements require all adult family members who are not employed, elderly, or disabled, or otherwise exempted to contribute 8 hours per month of community service, or participate in an economic self-sufficiency program for 8 hours per month, or perform 8 hours per month of combined community service and economic self-sufficiency activities.
- B. Lessor will provide to Lessee a written description of the community service or self-sufficiency activity requirements, and of the process for claiming status as an exempt person.
- C. As part of the annual reexamination process pursuant to Section 3 of this Addendum, Lessor will review and determine compliance by all covered members of Lessee's family with the community service and self-sufficiency activity requirements. If Lessor determines that one or more covered members of Lessee's family has not complied with such requirements, Lessor will notify the Lessee of the noncompliance; that the finding of noncompliance is subject to administrative grievance procedures; and that unless the Lessee, and any noncompliant member of Lessee's family, enters into an agreement to cure such noncompliance by completing the additional hours of community service or economic self-sufficiency activity needed to make up the total number of hours required over the 12-month term of the new lease, or the noncompliant member of Lessee's family no longer resides in the unit, the Lease will not be renewed and Lessee will be evicted.

7. Inspections and Entry

- A. Tenant agrees that the duly authorized agents, employees or representatives of Lessor will be permitted to enter Tenant's dwelling unit for the purpose of performing routine inspections and maintenance or for making improvements or repairs. Such entry may be made only during reasonable hours, after reasonable advance notice in writing to Tenant of the date, time and purpose provided. Written notice delivered to Tenant ~~two (2) days~~ twenty-four hours in advance of entry shall be deemed to be reasonable advance notice. However, Management shall have the right to enter Tenant's dwelling unit at any time without prior notice to Tenant if Lessor reasonably believes that an emergency exists, which requires such entrance.

- B. If Tenant and all adult members of the household are absent from the unit at the time of entry of the unit by Lessor, Lessor shall leave in the dwelling unit a written statement specifying the date, time and purpose of entry prior to leaving the dwelling unit.

8. Notices

- A. **Notices to Lessor.** Notices from Lessee to Lessor must be in writing, and either delivered to Lessor's office at the Property (if one exists) or Lessor's Central Office, or sent to Lessor by first class mail properly addressed, postage prepaid.
- B. **Notices to Lessee.** Any notice required hereunder will be sufficient if delivered in writing to Lessee's head of household personally or to an adult member of Lessee's family if sent by first class mail, properly addressed to Lessee with postage prepaid, except that a Notice to Quit shall be served in accordance with law. Notice delivered as set forth herein shall be deemed notice to all persons who have signed the lease, all family members set forth in Section 8 of the Lease, and all persons who occupy the premises and hold under them.
- C. **Notices to Lessee of Adverse Action.** Lessor shall notify Lessee of the specific grounds for any proposed adverse action by Lessor. Such adverse action includes, but is not limited to, a proposed lease termination, transfer of the Lessee to another unit, or imposition of charges for maintenance and repair, or for excess consumption of utilities. When Lessor is required to afford the Lessee the opportunity for a hearing under Lessor's Grievance Procedures for a grievance concerning a proposed adverse action:
 - (1) The notice of proposed adverse action shall inform the Lessee of the right to request such hearing. In the case of a lease termination, a notice of lease termination in accordance with Section 5 of this Addendum shall constitute adequate notice of proposed adverse action.
 - (2) In the case of a proposed adverse action other than a proposed lease termination, Lessor shall not take the proposed action until the time for the Lessee to request a grievance hearing has expired, and (if a hearing was timely requested by the Lessee) the grievance process has been completed.
- D. **Notices to Visually Impaired Lessees.** If Lessee is visually impaired, all notices to Lessee shall be in an accessible format.
- E. **Notices to Post Office.** If the Lessor evicts an individual or family from the Leased Premises for engaging in criminal activity, including drug-related criminal activity, the Housing Authority shall notify the local post office serving the Leased Premises that such individual or family no longer resides in the Leased Premises.

9. Miscellaneous Provisions:

- A. **Conflict.** If there is any conflict between the provisions of the Lease and any rules and regulations made by HUD governing leases such as the Lease and this Addendum, as such rules and regulations may be amended from time to time (the "HUD Rules"), the applicable provisions of the HUD rules will govern.
- B. **Governing Law.** This Lease shall be governed by and constructed in accordance with the laws of the State of Ohio and applicable HUD rules pursuant to the Housing Act of 1937 as amended and any other applicable statute.
- C. **Lease References.** With the exception of provisions in the Lease which conflict with this Addendum (in which case this Addendum shall govern), all provisions of the Lease shall remain unaltered and in full force and effect and are incorporated by reference herein.
- D. **Grievance Procedures.** All disputes concerning the obligations of Lessee and Lessor shall be presented in writing and shall be processed and resolved pursuant to the Grievance Procedures which are in effect at the time such grievances occurred, which procedures are incorporated herein by reference and shall be available for review by the Lessee. However, the Lessor's Grievance Procedures shall not apply to any grievance concerning a termination of tenancy or eviction that involves:

- (1) Any criminal activity that threatens the health, safety, or right to peaceful enjoyment of the premises of other residents or employees of the Lessor,
- (2) Any drug related criminal activity on or off the premises.

E. **Pets.** Lessee may keep pets only in accordance with the attached Pet Policy.

10. Domestic Violence (VAWA provisions):

- A. An incident or incidents of actual or threatened domestic violence, dating violence, or stalking shall not be construed as a serious or repeated violation of the lease by the victim or threatened victim of that violence and shall not be good cause for terminating the tenancy or occupancy rights of the victim of such violence. Additionally, criminal activity directly relating to domestic violence, dating violence, or stalking, engaged in by a member of a Lessee's household or any guest or other person under the Lessee's control, shall not be cause for termination of the tenancy or occupancy rights, if the Lessee or immediate member of the Lessee's family is a victim of that domestic violence, dating violence, or stalking.
- B. Notwithstanding subsection (a), or any Federal, State, or local law to the contrary, the Lessor may bifurcate a lease or remove a household member from a lease without regard to whether a household member is a signatory to a lease, in order to evict, remove, or terminate occupancy rights of any individual who is a lessee or lawful occupant and who engaged in criminal acts of physical violence against family members or others, without evicting, removing, or terminating occupancy rights, or otherwise penalizing the victim of such violence who is also a lessee or lawful occupant. Such eviction or removal of occupancy rights shall be effected in accordance with the procedures prescribed by Federal, State, and local law.
- C. The Lessor may request a certification that an individual is a victim of domestic violence, dating violence or stalking, and that the incident(s) in question are bona fide incidents of actual or threatened abuse. Such certification must include the name of the perpetrator, and may be in the form of (i) HUD Form 50066, or other HUD approved certification form, (ii) a court record, or (iii) documentation signed by an employee, agent or volunteer of a victim service provider, an attorney, or medical professional from whom the individual has sought assistance which attests to the bona fide existence of such actual or threatened abuse.
- D. Nothing in this Section:
 1. limits the Lessor from honoring court orders addressing rights of access to or control of the property, including civil protection orders issued to protect the victim or issued to address the distribution or possession of property among the household members in cases where a family breaks up;
 2. limits the Lessor from evicting a lessee for any violation of a lease not premised on the act or acts of violence in question against the Lessee or a member of the Lessee's household, provided that the Lessor does not subject an individual who is or has been a victim of domestic violence, dating violence, or stalking to a more demanding standard than other lessees in determining whether to evict;
 3. limits the Lessor from terminating the tenancy of any lessee if the Lessor can demonstrate an actual and imminent threat to other lessees or those employed at or providing service to the property if that lessee is not evicted;
 4. supersedes any provision of any Federal, State, or local law that provides greater protection than this section for victims of domestic violence, dating violence, or stalking.
- E. All information the Lessor may request to confirm domestic violence, dating violence or stalking victim status, pursuant to federal law, shall be retained in confidence by the Lessor, and shall neither be entered into any shared database nor provided to any related entity, except to the extent that disclosure is:
 1. requested or consented to by the individual in writing;
 2. required for use in an eviction proceeding; or
 3. otherwise required by applicable law.

11. Attachments

- Grievance Procedures

_____ Lessee Initials

- Pet Policy

IN WITNESS WHEREOF, the parties set forth their signatures below.

LESSEE(S):

By: _____ Date: _____

By: _____ Date: _____

LESSOR:

Akron Metropolitan Housing Authority, as Agent

By: _____ Date: _____

Title: _____

Violence Against Women Act (VAWA)
PHA 5 year and Annual Plan
PHA Fiscal Year Beginning 07/2011

Upon signing their lease, residents will receive the following VAWA statement as an attachment /addendum to their lease:

The Akron Metropolitan Housing Authority (AMHA) recognizes the rights and needs of victims and strives to help victims of domestic violence to maintain housing. AMHA does not act to terminated housing for victims of domestic violence but does require that victim certification is received and may terminated housing for other lease violations. AMHA does not provide direct services to victims of domestic violence but through its Resident Support Services (RSS) Department assists its residents to indentify supportive organizations and secure appropriate services. AMHA works directly with Community Legal Aid Services, Battered Women's Shelter, Community Health Center, Children's Hospital's Children Who Witness Violence program, Akron Police Department, Summit County Sheriff Department, Barberton Police Department, Cuyahoga Falls Police Department, and Victims Assistance,

PHA Certifications of Compliance with PHA Plans and Related R e g u l a t i o n s

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 08/30/2011

RESOLUTION NO. 4557

PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the PHA 5-Year and Annual PHA Plan

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the X 5-Year and/or X Annual PHA Plan for the PHA fiscal year beginning July 2011, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA certifies that there has been no change, significant or otherwise, to the Capital Fund Program (and Capital Fund Program/Replacement Housing Factor) Annual Statement(s), since submission of its last approved Annual Plan. The Capital Fund Program Annual Statement/Annual Statement/Performance and Evaluation Report must be submitted annually even if there is no change.
4. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
7. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
8. For PHA Plan that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2006-24);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
11. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low- or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.

13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
15. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
19. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
20. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
21. The PHA provides assurance as part of this certification that:
 - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
22. The PHA certifies that it is in compliance with all applicable Federal statutory and regulatory requirements.


AKRON METROPOLITAN HOUSING AUTHORITY
PHA Name

OH 007
PHA Number/HA Code

☒ **5-Year PHA Plan for Fiscal Years 2012 - 2015**

☒ **Annual PHA Plan for Fiscal Years 2011 - 20**

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official JOHN FICKES	Title BOARD CHAIRMAN AKRON METROPOLITAN HOUSING AUTHORITY
Signature 	Date 10/27/11

DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352
(See reverse for public burden disclosure.)

Approved by OMB
0348-0046

1. Type of Federal Action: <input checked="" type="checkbox"/> N/A a. contract b. grant c. cooperative agreement d. loan e. loan guarantee f. loan insurance		2. Status of Federal Action: <input checked="" type="checkbox"/> N/A a. bid/offer/application b. initial award c. post-award		3. Report Type: <input checked="" type="checkbox"/> N/A a. initial filing b. material change For Material Change Only: year _____ quarter _____ date of last report _____	
4. Name and Address of Reporting Entity: <input type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: N/A Congressional District, if known: 4c			5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: N/A Congressional District, if known:		
6. Federal Department/Agency: N/A			7. Federal Program Name/Description: CFDA Number, if applicable: N/A		
8. Federal Action Number, if known: N/A			9. Award Amount, if known: \$ N/A		
10. a. Name and Address of Lobbying Registrant (if individual, last name, first name, MI): N/A			b. Individuals Performing Services (including address if different from No. 10a) (last name, first name, MI): N/A		
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.			Signature: <u>Anthony W. O'Leary</u> Print Name: ANTHONY W. O'LEARY Title: EXECUTIVE DIRECTOR Telephone No.: 330-376-9507 Date: 10/27/14		
Federal Use Only:					

Authorized for Local Reproduction
Standard Form LLL (Rev. 7-97)

Certification for a Drug-Free Workplace

U.S. Department of Housing
and Urban Development

Applicant Name

AKRON METROPOLITAN HOUSING AUTHORITY

Program/Activity Receiving Federal Grant Funding

LOW INCOME PUBLIC HOUSING & HOUSING CHOICE VOUCHER PROGRAM

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

(1) The dangers of drug abuse in the workplace;

(2) The Applicant's policy of maintaining a drug-free workplace;

(3) Any available drug counseling, rehabilitation, and employee assistance programs; and

(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

(1) Abide by the terms of the statement; and

(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

2. **Sites for Work Performance.** The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

Check here ☐ if there are workplaces on file that are not identified on the attached sheets.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.
Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official
ANTHONY W. O'LEARY

Title
EXECUTIVE DIRECTOR

Signature

X *Anthony W. O'Leary*

Date

10/27/11

Certification of Payments to Influence Federal Transactions

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 01/31/2014)

Applicant Name

AKRON METROPOLITAN HOUSING AUTHORITY

Program/Activity Receiving Federal Grant Funding

LOW INCOME PUBLIC HOUSING & HOUSING CHOICE VOUCHER PROGRAM

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all sub recipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.
Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

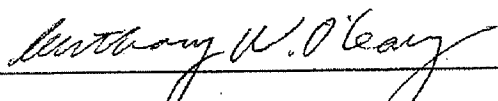
Name of Authorized Official

ANTHONY W. O'LEARY

Title

EXECUTIVE DIRECTOR

Signature



Date (mm/dd/yyyy)

10/27/2011

**Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan**

**U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011**

**Certification by State or Local Official of PHA Plans Consistency with the
Consolidated Plan**

I, Don L. Robart the Mayor certify that the Five Year and
Annual PHA Plan of the Akron Metropolitan Housing Authority is consistent with the Consolidated Plan of
City of Cuyahoga Falls prepared pursuant to 24 CFR Part 91.

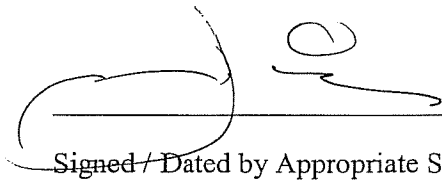
 8/19/11
Signed / Dated by Appropriate State or Local Official

**Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

**Certification by State or Local Official of PHA Plans Consistency with the
Consolidated Plan**

I, John O. Moore the Director, Dept. of Planning and Urban Development certify that the Five Year and
Annual PHA Plan of the Akron Metropolitan Housing Authority is consistent with the Consolidated Plan of
City of Akron, Ohio prepared pursuant to 24 CFR Part 91.

 8/18/11
Signed / Dated by Appropriate State or Local Official

PROPOSED ADMIN PLAN CHANGES EFFECTIVE 7/1/11

1. Chapter 1, page 1-4 Section G: Add after the 3rd paragraph

“The AMHA will comply with affirmatively furthering fair housing requirements of 24CFR

903.7(o)

- Examining its programs or proposed programs;
- Identifying any impediments to fair housing choice within those programs;
- Addressing those impediments in a reasonable fashion in view of the resources available ;
- Working with local jurisdictions to implement any of the jurisdiction’s initiatives to affirmatively further fair housing that require the PHA’s involvement; and

Maintaining records reflecting these analyses and actions.

Reason for change: update Fair Housing requirements of 24CFR Part 903.7(o)

2. Chapter 1, page 1-4 Section G: Add to end of this sentence “military status, ancestry, sexual orientation and gender identity.

Reason for change: to include State of Ohio and City of Akron protected classes.

3. Chapter 2, page 2-4, section B, change the fourth and fifth bullet to read as follows and then add a 6th paragraph, all in bold:

When approval of a live-in aide is given, the family must submit a specific live-in aide’s name and information for approval by the PHA within 60 calendar days of the PHA’s notification. If the 60-day period expires, the voucher will be reduced to the bedroom size permitted based solely on family composition and the family will have to resubmit an application for approval of a live-in aide/attendant. An extension may be granted by the manager of HCVP for extenuating circumstances.

If the family removes the current approved live-in aide/attendant and does not submit a specific replacement live-in aide/attendant’s name and information for approval by the PHA within 60 days of the PHA’s notification, and the 60 day period expires, the voucher will be reduced to the bedroom size permitted based solely on family composition and the family will have to resubmit an application for approval of a live-in aide/attendant.

The live-in aide will be subject to AMHA's background screening criteria and annual proof of continued presence in the unit. The head of household will be subject to annual re-certification of the continued disability/need for the live-in aide/attendant.

Reason for change: to update ADA language for clarification on live-in aides

4. Chapter 4, Page 4-2 *third bullet change as follows:*

1. "Veteran" has the same meaning as assigned by the Ohio Revised Code 5901.01, which means either of the following:
 - a. A former member of the armed forces of the United States who served on active military duty and received an honorable discharge or honorable separation, a member of the armed forces of the United States who died on active military duty, or a member of the armed forces of the United States missing in action more than ninety days; or
 - b. A member of the United States merchant marine to whom either of the following applies:
 - i. The member has an honorable report of separation from the active duty military service, form DD214 or DD215.
 - ii. The member served in the United States merchant marine between December 7, 1941, and December 31, 1946, and died on active duty while serving in a war zone during that period of service.
- "United States Merchant Marine" includes the United States Army transport service and the United State naval transport service.

Change of definition of "Family of veteran or service person" on page GL-5 changing the first bullet to read "Household that includes a veteran or the spouse of the deceased veteran or the legal guardian of the minor child(ren) of the deceased veteran. Delete the second bullet.

Reason for change: Veteran definition to be changed to match language of the ORC which AMHA takes the veteran definition.

5. Chapter 6, page 6-10: first paragraph change to read "Any adult not included on the HUD 50058 who has been in the unit more than **15** consecutive days without PHA approval, or a total of **60** days in a 12-month period, will be considered to be living in the unit as an unauthorized household member.

Reason for change: to allow more flexibility for clients to have guests.

6. Chapter 7-1 Section A: Replace the word "**five**," with "**six**."

Below the first sentence, change the list to:

1. Upfront Income Verification (UIV) using HUD's Enterprise Income Verification (EIV)

2. Upfront Income Verification (UIV) using non-HUD system
3. Written Third Party Verification
4. Written Third Party Verification Form
5. Oral Third Party Verification
6. Tenant Declaration

Reason for change: changed in accordance to new PIH 2010-19 notice, Administrative Guidance for Effective and Mandated Use of the Enterprise Income Verification (EIV) System.

7. Chapter 7-2 - under use of HUD's Enterprise Income Verification System – add – The EIV must be used for each new admission, historical adjustment, annual reexamination and interim reexamination.

Reason for change: changed in accordance to new PIH 2010-19 notice

8. Chapter 7-3 above Third-Party Written Verification; insert the following:

Upfront Income Verification Using Non-HUD Systems (Optional)

In addition to mandatory use of the EIV system, HUD encourages PHAs to utilize other upfront verification sources.

Third-Party Written Verification

Written Third Party Verifications are an original or authentic document generated by a third party source dated either within the 60-day period preceding the reexamination or PHA request date. Such documentation may be in possession of the tenant. The PHA may, at its discretion, reject any tenant-provided documents and follow up directly with the source to obtain necessary verification of information.

Examples would include:

- **Pay stubs**
- **Bank statements**
- **Printouts from Pharmacies**

Reason for change: In accordance with new PIH 2010-19 notice

9. Chapter 7-3 change to say “**Written Third Party Verification Form**”

Delete entire bolded section on 7-4.

Reason for change: In accordance with new PIH 2010-19 notice

10. Chapter 7, page 7-4: Delete **Review of Documents section** and **Self-Certification/Self Declaration on 7-4**

Add - **Tenant Declaration**

The tenant submits an affidavit or notarized statement of reported income and/or expenses to the PHA. When used, the PHA must document in the file why third party verification was not available.

Reason for change: In accordance with new PIH 2010-19 notice

11. *Page 10-6, section J: All existing bullets are changing to ones below:*

I. DETERMINATION OF RESPONSIBILITY [24 CFR 982.404]

Certain HQS deficiencies are considered the responsibility of the family:

- The family fails to pay for any utilities that the owner is not required to pay for, but which are to be paid by the tenant;;
- The family fails to provide and maintain any appliances that the owner is not required to provide, but which are to be provided by the tenant; or
- Any member of the household or guest damages the dwelling unit or premises (damages beyond ordinary wear and tear).

Reason for change: to match updated language in CFR

12. 12-4 C: REPORTING INTERIM CHANGES

Add **“in writing,”** to the end of the first sentence of the first paragraph.

Below all other paragraphs, add:

An interim reexamination does not affect the date of the annual recertification.

Reason for change: to condense and clarify (Mike)

Below the **PHA Errors** section on 12-5, delete D. then add:

Standard for Timely Reporting of Changes

The PHA requires that families report interim changes **in writing,** to the PHA within **10** days of when the change occurs.

If the change is not reported within the **10 day** time period, it will be considered untimely reporting.

Procedures when the change is Reported in a Timely and Untimely Manner

The PHA will notify the family and owner of any change in the Housing Assistance Payment to be effective according to the following guidelines:

Timely reporting

Increases in the Tenant Rent are effective on the first of the month following at least thirty days' notice.

Decreases in the Tenant Rent are effective the first of the month following that in which the change is reported.

Untimely reporting

Unreported changes that would have resulted in the processing of an interim reexamination, which would increase the tenants rent, will result in a retroactive change. The family will be liable for any overpaid HAP/UAP, and may be required to sign a Repayment Agreement and/or make a lump sum payment. If an unreported change would have resulted in a decrease in tenants rent there will be no retroactive adjustment.

Reason for changes: to condense and clarify

13. Chapter 14, Page 14-3: add final sentence to paragraph that is underlined:

Housing assistance payments are paid to the owner under the terms of the HAP contract. If the owner has begun eviction and the family continues to reside in the unit, the PHA must continue to make housing assistance payments to the owner until the owner has obtained a court judgment or other process allowing the owner to evict the tenant. By endorsing the monthly check from the PHA, the owner certifies that the tenant is still in the unit, the rent is reasonable, and the owner is in compliance with the contract.

Reason for change: additional final sentence to be added to update language from the CFR.

14. Chapter 14, page 14-3: delete second sentence of page "The owner eviction notice means a notice to vacate, or a complaint, or other initial pleading used under State or local law to commence an eviction action." And replace with "The owner eviction notice means a copy of the eviction complaint filed in court." (not bold)

Reason for change: to clarify definition of owner eviction notice per Legal Aide

15. Chapter 14, page 14-3, add bolded below:

If an eviction is not due to a serious or repeated violation of the lease, and if the PHA has no other grounds for termination of assistance, the PHA may issue a new voucher so that the

family can move with continued assistance, **if the family has provided AMHA with a copy of the owner eviction notice within ten (10) days of issuance by the owner.**

Reason for change: to clarify and match language in Chapter 15 of the Admin Plan.

16. Chapter 15, Page 15-3, under 'Grounds for Denial to Termination of Assistance' section, change:

- **The family has engaged in, or threatened abusive or violent behavior, toward PHA employees or agents.**

Reason for change: to clarify language so that the Summit County Deputies working with AMHA will be covered.

17. Chapter 15, page 15-8 Section B: Add the following at end of section B:

TERMINATIONS DUE TO DOMESTIC VIOLENCE IN ACCORDANCE WITH VAWA

Criminal activity directly relating to domestic violence, dating violence, or stalking, engaged in by a member of a tenant's household or any guest or other person under the tenant's control, shall not be cause for termination of assistance, tenancy or occupancy rights, if the tenant or an immediate family member of the tenant's family is the victim or threatened victim of that domestic violence, dating violence or stalking.

The HA may terminate the assistance to remove a lawful occupant or tenant who engages in criminal acts or threatened acts of violence of stalking to family members or others without terminating the assistance or evicting victimized lawful occupants.

The HA may honor court orders regarding the rights of access or control of the property, including Emergency Protection Orders (EPO), Domestic Violence Orders (DVO), and other orders issued to protect the victim and issued to address the distribution or possession or property among household members where the family "breaks up".

There is no limitation on the ability of the HA to terminate assistance for other good cause unrelated to the incident or incidents of domestic violence, dating violence , or stalking, other than the victim may not be subject to a "more demanding standard" than non-victims.

There is no prohibition on HA terminating assistance if it "can demonstrate an actual and imminent threat to other tenants or those employed at or providing service to the property if that tenant's (victim's) assistance is not terminated."

Any protections provided by law which give greater protection to the victim are not superseded by these provisions.

Domestic violence incidents will be evaluated on a case by case basis. The HA may require certification by the individual of their victim status. When appropriate, the HA may accept medical and/or police records in lieu of certification. When required, certification shall be submitted on HA and/or HUD approved forms. The individual shall provide such certification within 14 business days after the HA requests such certification. If the certification is not received within the 14-day deadline, assistance may be terminated. The 14-day deadline may be extended at the discretion of the HA.

Reason for change; to update language to include VAWA

18. Chapter 15, page 15-10, punctuation and 'or' added to section as follows:

Lease Violations

The following criteria will be used to decide if a serious or repeated violation of the lease will result in termination of assistance:

- **If the owner terminates tenancy through court action for serious or repeated violation of the lease, or**
- **If the owner notifies the family of termination of tenancy assistance for serious or repeated lease violations and the family moves from the unit prior to the completion of court action, and the PHA determines that the cause is a serious or repeated violation of the lease based on available evidence; or**
- **If there are police reports, neighborhood complaints or other third party information, that has been verified by the PHA.**

Change the next paragraph to read "If the family requests assistance to move and they did not provide a copy to the PHA of an owner eviction notice within **10** days of receiving the Notice, the move will be denied.

Reason for change: to clarify policy

19. Chapter 15, page 15-10 to 15-11, change as follows:

Proposed Additions to the Family

The PHA will deny a family's request to add additional family members who are:

- **Persons who have been evicted from public housing within the last three years(consistent with Chapter 2),**
- **Persons who have previously violated a family obligation listed in 24 CFR 982.551 of the HUD regulations within the last three years (consistent with Chapter 2),**
- **Persons who have been part of a family whose assistance has been terminated under the Certificate or Voucher program with the last three years (consistent with Chapter 2).**
- **Persons who have been convicted of drug-related criminal activity or violent criminal activity;**

- **Persons who do not meet the PHA's definition of family;**
- **Persons who have committed fraud, bribery or any other corrupt or criminal act in connection with any Federal housing program,**
- **Persons who currently owe rent or other amounts to the PHA or to another PHA in connection with HCVP or public housing assistance under the 1937 Act,**
- **Persons who have engaged in or threatened abusive or violent behavior toward PHA employees or agents, or**
- **Persons who are subject to lifetime sex-offender registration.**

Reason for change: to clarify

20. Chapter 15, page 15-12, Section F, changed as follows:

F. OPTION NOT TO TERMINATE [24 CFR 982.551, 24 CFR 982.552(c)]

If the family fails to timely, fully, and accurately any facts that caused the PHA to overpay assistance, the PHA may terminate assistance or, may offer to continue assistance provided that the family:

- **executes a Repayment Agreement and makes payments in accordance with the agreement, or**
- **reimburses the PHA in full within 30 days.**

If AMHA extends an offer to the participant to sign a Restitution Agreement in lieu of termination of assistance and the participant fails to sign the Agreement, AMHA will proceed with termination of assistance.

Reason for change: to update AMHA practices.

21.. Chapter 18, page 18-3, Section D, change as follows:

D. INFORMAL HEARING PROCEDURES [24 CFR 982.555(a-f), 982.54(d)(13)]

When the PHA makes a decision regarding the eligibility and/or the amount of assistance, the participant family must be notified in writing. The PHA will give the family prompt notice of such determinations which will include:

- The proposed action or decision of the PHA, including a brief statement of the reason for the decision,
- **The date the proposed action or decision will take place,**
- The family's right to an explanation of the basis for the PHA's decision,
- The family's right to request an informal hearing if they do not agree with AMHA's decision, and
- The deadline for the family to request an informal hearing.

Reason for change: updated to match language from CFR.

22. Chapter 18, page 18-3, Section D, add title of 'when hearing is required' as follows;

When Hearing is Required

The PHA must provide participants with the opportunity for an informal hearing for decisions related to any of the following PHA determinations:

Reason for change: to clarify

23. Chapter 18, page 18-4, change as follows:

Notification of Hearing

Change the 4th and 5th bullet from 7 days to 3 days (in bold)

Reason for change: to allow clients more time to prepare for hearings.

24. Chapter 18, page 18-4, change as follows:

The PHA's Hearing Procedures

- **After a hearing date is scheduled, the family may request a continuance only upon showing "good cause," which is defined as an unavoidable conflict which seriously affects the health, safety or welfare of the assisted family.**
- **If the family does not appear for the scheduled hearing, the hearing will proceed in the family's absence.**
- **If a family did not appear at the scheduled hearing , but experienced an unavoidable conflict which seriously affects the health, safety or welfare of the assisted family that prevented the family from appearing at the scheduled hearing; the family must contact AMHA's Legal Department within 24 hours, excluding weekends and holidays, and provide documentation of the unavoidable conflict. The PHA will reschedule the hearing only if the family can show good cause for the failure to appear. In these cases, the Hearing Officer will be directed not to issue a decision in the hearing held.**
- **In the case where a family is prevented from contacting AMHA within 24 hours of the missed hearing due to the unavoidable conflict, AMHA may disregard a Hearing Officer decision and reschedule the hearing at its discretion.**

Reason for change: to reflect actual practice of AMHA Legal Department and clarify process for request of/granting of continuance to scheduled hearing.

25. Chapter 18, page 18-4 to 18-5, change as follows:

Under "Families have the right to:" delete the first bullet that reads "Present written or oral objections to the PHA's determination." Change the third bullet on page 18-5 to read "Present any information, evidence or witnesses pertinent to the issue of the hearing; "

Reason for change: to match updated language of CFR.

26. Chapter 18, page 18-5, changes as follows:

The informal hearing shall be conducted by the Hearing Officer appointed by the PHA who is neither the person who made or approved the decision, nor a subordinate of that person. The hearing may be conducted by:

Any AMHA staff member, other than those excluded above, and/or any third-party appointed by AMHA.

Reason for change: to be consistent with AMHA policy.

27. Chapter 18, page 18-5, bold this sentence:

The Hearing Officer may ask the family for additional information and/or might adjourn the hearing in order to reconvene at a later date, before reaching a decision.

Reason for change: AMHA practice versus CFR.

28. Chapter 18, page 18-5 to 18-6, change as follows:

A notice of the hearing findings shall be provided in writing to the PHA within **10 work** days and shall include:

- A clear summary of the decision and reasons for the decision; and
- If the decision involves money owed, the amount owed **and documentation of the calculation of monies owed.**

AMHA will mail a copy of the hearing officer's decision to the family, along with a cover letter specifying the implications of the decision on the family's subsidy.

Reason for change: to clarify practice

Chapter 22

AMHA Resident Support Services, Family Self Sufficiency, and Targeted Funding Programs

29. Chapter 22, page 22-1: Change last sentence of second paragraph to read "The AMHA receives funding or has applied for the following Targeted Funding programs: Shelter Plus Care, Family Unification Program, Welfare to Work, Money Follows The Person, and Veterans Affairs Supportive Housing."

Reason: The AMHA receives funding or has applied for additional Targeted Funding programs.

30. Chapter 22, page 22-2, #4: Add new sentence at end of paragraph to read “FSS staff ensures that each participant receives training and information on rights and remedies available under the federal, state and local fair housing and civil rights laws and a copy of the housing discrimination complaint form.”

Reason: Added to match language in the Certification to Comply with Requirement to Affirmatively Further Fair Housing per section III.C.4.a(2) of the FY2010 HCV FSS Program grant application

31. Chapter 22, page 22-2, #5: Add new sentence at beginning of first paragraph to read “The FSS staff ensures that each FSS participant is informed how to file a fair housing complaint and given the toll-free number for the Housing Discrimination Hotline; 1-800-669-9777, contact local Fair Housing Assistance Agencies or the Federal Relay Service; 1-800-877-8339.” Change second sentence in first paragraph to read “Participants may call the Fair Housing Discrimination Hot Line or contact the agencies below:”

Fair Housing Contact Service 330-376-6191 www.fairhousingakron.org

Fair Housing Advocates Association 330-253-2450 www.fairhousingadvocates.com

The second paragraph in #5 should read “FSS staff encourages participants to become knowledgeable of their rights and how to confidently address issues whether it is accessing services, achieving employment, or addressing fair housing issues. The FSS staff meets regularly to discuss the program and client case management. The FSS staff ensures that the services included in the participants’ contracts of participation are provided on a regular, ongoing and satisfactory basis; that participants are fulfilling their responsibilities under the contracts; and that FSS escrow accounts are established and properly maintained for eligible families. All of these tasks should be accomplished through case management. FSS coordinators may also perform job development functions for the FSS program, and monitor the progress of participants and evaluate the overall success of the program. **(SENTENCES 3-5 ARE BEING ADDED)** When the FSS staff is made aware of potential fair housing discrimination against FSS participants, the FSS staff will encourage the participant in the reporting of the same, providing support and direction throughout the process, as needed.”

Reason: Changed to match language in the Certification to Comply with Requirement to Affirmatively Further Fair Housing per section III.C.4.a(2) of the FY2010 HCV FSS Program grant application

32. Chapter 22, page 22-3, #6: After the first sentence in first paragraph, add the following sentence, which should read “If the family is currently living in a high poverty census tract in the Akron Metropolitan Housing Authority’s jurisdiction, FSS staff ensures that the family is provided with an explanation of the advantages of moving to an area that does not have a high concentration of low income people.”

The second paragraph should read as “The HCVP “Home For Me” Homeownership program supports the goal of expanding homeownership opportunities for very low income participants, increasing minority homeownership, and helping HUD assisted renters become homeowners. HCVP FSS staff includes Homeownership Coordinators who provide support and resources to all inquiries for the homeownership program. AMHA’s Homeownership Program has made great strides in working with local lenders in assisting residents to become homeowners. FSS staff refers participants to nonprofit housing agencies that have funds for home purchase, encourages HCVP participants and landlords to purchase/sell homes, and promote networking with local CDCs/developers to expand housing and homeownership opportunities.” **NOTE: There were no changes made to this paragraph, with the exception of making it the second paragraph.**

Delete this paragraph: AMHA has a Memorandum of Understanding (MOU) with the City of Akron to receive American Dream Down payment Initiative funds for Homeownership opportunities. **NOTE:** Paragraph was deleted because information update (Angela Johnson)

Add the fourth paragraph to read “The FSS program works with the Program Coordinating Committee (PCC) and with local service providers to ensure that FSS program participants are linked to the supportive services they need to achieve self-sufficiency.”

In addition, record keeping reflecting the data for the FSS participants including, but not limited to, the race, ethnicity, familial status, and disability status of program participants will be maintained. **NOTE: There were no changes made to this.**

The Akron Metropolitan Housing Authority will adhere to our mission of building stronger neighborhoods by providing housing options and professional services for eligible residents of Summit County in partnership with the greater community and will affirm our fair housing practices and actively address fair housing issues. **NOTE: There were no changes made to this.**

Reason: Changed to match language in the Certification to Comply with Requirement to Affirmatively Further Fair Housing per section III.C.4.a(2) of the FY2010 HCV FSS Program grant application

**Akron Metropolitan Housing Authority
Admissions and Continued Occupancy Policy
Summary of Revisions
2011**

Chapter 1, Section D (page 1-3)

D. FAIR HOUSING POLICY

Updated the list of protected classes per the State of Ohio and City of Akron to include those in bold.

The PHA shall not, on account of race, color, sex, religion, familial status, disability, national origin; **military status, ancestry, sexual orientation, gender identity**:

Chapter 2, Section B (page 2-2,3)

B. FAMILY COMPOSITION

Definition of Family

Added.

A near-elderly family

Revision to heading in bold.

Live-in Aides

Revision in bold.

The PHA shall make the live-in aide subject to the agency's **background** screening criteria.

Revision in bold.

A live-in-aide may only reside in the unit with the approval of the PHA. Written verification will be required from a reliable, knowledgeable professional, such as a doctor or **licensed social service professional**. The verification provider must certify that a live-in aide is needed for the care of the family member who is elderly, near elderly (50-61) or disabled.

Added.

If AMHA approves a reasonable accommodation that increases the unit size for a family based upon disability, and that disability no longer exists, the family will be returned to a unit size that is based solely on the family composition of the household. The family will be placed on the transfer list for an appropriately-sized unit.

Chapter 2, Section G (page 2-10)

G. CRITERIA FOR HOUSING APPLICANTS AND HOUSEHOLD MEMBERS WITH CRIMINAL CONVICTIONS

Disclosure of Criminal Records to Family

Removed last sentence in bold. Does not apply to applicants.

Before the PHA takes any adverse action based on a criminal conviction record, the applicant and subject of record will be provided with a copy of the criminal record and an opportunity to dispute the record. Applicants will be provided an opportunity to dispute the record at an informal hearing. **Tenants may contest such records at the grievance hearing or court hearing in the case of evictions.**

Chapter 3, Section A (page 3-3)

A. HOW TO APPLY

Requirements to Attend the Orientation/Interview

Revisions to the application procedure in paragraph one are noted in bold.

If the family is claiming a waiting list preference, the family must provide documentation to verify their eligibility for a preference (see Chapter 7). **If the PHA determines the family is not eligible for the preference, the family will be placed back on the waiting list based on their adjusted preference points, then date and time of their application.**

Revised paragraph eight to eliminate the second appointment option and increase the time limit to reschedule.

If the family is unable to attend a scheduled interview, the family should contact the PHA within 30 days of the original appointment date, to schedule a new appointment. Failure to appear for the scheduled interview without a request to reschedule will be interpreted to mean that the family is no longer interested, and their Preliminary Application will be withdrawn. Such failure to act on the part of the applicant prevents the PHA from making an eligibility determination; therefore, the PHA will not offer an informal hearing.

Clients who fail to respond within 30 days will have the option to complete a new Preliminary Application.

Chapter 4, Section B (page 4-4) and Chapter 7, Section H (page 7-22)

B. WAITING LIST PREFERENCES

Local Preferences

Updates to the Veterans Preference definition are in bold. To be consistent with updated Code section and language of the ORC from which AMHA takes the veteran definition.

Veteran Preference (ORC 3734.42): to families of veterans and persons serving in the active military or naval service of the United States, including families of deceased

veterans or deceased persons who were so serving at the time of death.

As used in this section:

1. **“Veteran” has the same meaning as assigned by the Ohio Revised Code 5901.01, which means either of the following:**
 - a. **A former member of the armed forces of the United States who served on active military duty and received an honorable discharge or honorable separation, a member of the armed forces of the United States who died on active military duty, or a member of the armed forces of the United States missing in action more than ninety days; or**
 - b. **A member of the United States merchant marine to whom either of the following applies:**
 - i. the **member** has an honorable report of separation from active duty military service, form DD214 or DD215.
 - ii. the **member** served in the United States merchant marine between December 7, 1941, and December 31, 1946, and died on active duty while serving in a war zone during that period of service.
2. **“United States merchant marine” includes the United States army transport service and the United States naval transport service.**

Chapter 5, Section B (page 5-3)

B. EXCEPTIONS TO OCCUPANCY STANDARDS

Other Circumstances

Revision in bold.

Circumstances may dictate a larger size than the occupancy standards permit when:

Persons cannot share a bedroom because of a need for medical equipment due to its size and/or function. Requests for a larger bedroom due to medical equipment must be verified by a doctor.

Requests based on health related reasons must be verified by a doctor, medical professional, and/or **licensed** social service professional.

Chapter 7, Section A (page 7-1)

A. METHODS OF VERIFICATION AND TIME ALLOWED

Replace the word “five” with “six” in the first sentence and change the list, in accordance to new PIH 2010 -19 notice.

The PHA will verify information through the **six** methods of verification acceptable to HUD in the following order:

1. **Up-Front Income Verification (UIV) using HUD’s Enterprise Income Verification (EIV)**
2. **Upfront Income Verification (UIV) Using Non-HUD systems**
3. **Written Third-Party Verification**
4. **Written Third-Party Verification Form**
5. **Oral Third Party Verification**
6. **Tenant Declaration**

Chapter 7, Section A (page 7-2)

A. METHODS OF VERIFICATION AND TIME ALLOWED

Added the following in accordance to new PIH 2010 -19 notice.

Up-Front Income Verification (UIV) Using Non-HUD Systems (Optional)

In addition to mandatory use of the EIV system, HUD encourages PHAs to utilize other upfront verification sources.

Addition in bold, in accordance to new PIH 2010 -19 notice.

Use of HUD’s Enterprise Income Verification (EIV) System

HUD’s EIV system contains data showing earned income, unemployment benefits, Social Security and SSI benefits for participant families. HUD requires the PHA to use the EIV system when available. The following policies will apply when the PHA has access to HUD’s EIV system.

The EIV system contains two main components: tenant income data reports and “exceeds threshold” reports.

The EIV must be used for each new admission, historical adjustment, annual reexamination and interim reexamination.

Chapter 7, Section A (page 7-4)

A. METHODS OF VERIFICATION AND TIME ALLOWED

Added the following, in accordance to new PIH 2010 -19 notice.

Third-Party Written Verification

Written Third-Party Verifications are an original or authentic document generated by a third party source dated either within the 60-day period preceding the reexamination or PHA request date. Such documentation may be in possession of the tenant. The PHA may, at its discretion, reject any tenant-provided documents and follow up directly with the source to obtain necessary verification of information.

Examples would include:

- **Pay stubs**
- **Bank statements**
- **Printouts from Pharmacies**

Revision to heading in bold, in accordance to new PIH 2010 -19 notice.

Third-Party Written Verification Form

Added the following, in accordance to new PIH 2010 -19 notice.

Tenant Declaration

The tenant submits an affidavit or notarized statement of reported income and/or expenses to the PHA. When used, the PHA must document in the file why third party verification was not available.

Chapter 7, Section H (page 7-20)

J. VERIFYING NON-FINANCIAL FACTORS

Verification of Social Security Numbers

Addition in bold.

If a family member cannot produce a Social Security Card, only the documents listed below showing his/her Social Security Number may be used for verification. The family is also required to certify in writing that the document(s) submitted in lieu of the Social Security Card information provided is/are complete and accurate:

A valid driver's license as long as a Social Security Number is displayed

Identification card issued by a Federal, State or local agency

IRS Form 1099

Benefit award letters from government agencies

Retirement benefit letter

Court records such as real estate, tax notices, marriage and divorce, judgment or bankruptcy records

Verification of benefits or SSN from Social Security Administration

Discharge Papers from armed forces (DD214)

Chapter 7, Section J (page 7-22)

J. VERIFICATION OF WAITING LIST PREFERENCES

Local Preferences

Updated the Veterans Preference definition (see Chapter 4.)

Chapter 8, Section B (page 8- 2)

B. REASONS FOR TRANSFERS

Medical Hardship Accessibility (ADA)

Removed word in bold.

The PHA will always consider a request to transfer as a reasonable accommodation for a person with **physical** conditions caused by long-term illness and/or a disability.

Addition in bold. To clarify policy for ADA transfer requests.

Once a family accepts a unit that meets the AMHA-approved, reasonable accommodation and the needs of the person with a disability; AMHA will not approve an additional relocation or transfer unless there is a substantiated change in the qualifying condition/disability or subsequent diagnosis that was not the basis for the previous AMHA-approved reasonable accommodation.

Chapter 9, Section C (page 9-3,4)

C. ADDITIONS TO THE LEASE

Revisions in bold.

7. The resident may not allow visitors to stay overnight more than **60 (sixty) total** days in a twelve month period.

The resident may not allow visitors to stay overnight more than **15 (fifteen)** consecutive days in a twelve month period.

Visitors who remain beyond this period, **without PHA approval**, shall be considered **living in the unit as unauthorized household members**, and their presence constitutes a

breach of the lease.

Visitor use of the unit address and lack of evidence of any other address may be considered in determining if a visitor is an unauthorized household member in violation of the lease.

Visitor use of the unit address as the visitor's current residence for any purpose that is not explicitly temporary may be considered in determining if a visitor is a permanent unauthorized household member in violation of the lease.

The family must request **and receive** PHA approval prior to visitors arriving **for any visitor** who will be in the unit in excess of **15 (fifteen) consecutive days or 60 (sixty) total** days in a twelve month period.

Chapter 10, Section (page 10-1)

Revisions in bold.

SERVICE/COMPANION ANIMALS THAT ASSIST PERSONS WITH DISABILITIES

A Service/Companion Animal is an animal that assists, supports or provides services to persons with disabilities. A service/companion animal will be permitted once proper documentation is submitted; however, animal control and veterinary practices will still be in force. For persons with disabilities to have an animal excluded from the size and weight requirement and pet deposit requirement, the resident must certify;

That there is a person with disabilities in the household;

That the animal actually assists the person with the disability.

Chapter 11, Section B (page 11-1)

B. STANDARD FOR PETS

Revisions in bold.

Persons with Disabilities

See Chapter on "Pet Policy – Elderly/Disabled Projects", Service and Companion Animals That Assist Persons With Disabilities.

Chapter 12, Section G (page 12-12)

G. REPORTING OF CHANGES IN FAMILY COMPOSITION

Visitors (See Chapter on Leasing)

Revisions in bold.

Any **visitor**, not included on the HUD 50058, who has been in the unit more than **15 (fifteen)** consecutive days, or a total of **60 (sixty) days in a twelve month period, without PHA approval**, will be considered to be living in the unit as an unauthorized household member.

Visitor use of the unit address and lack of evidence of any other address may be considered in determining if a visitor is an unauthorized household member in violation of the lease.

Visitor use of the unit address as the visitor's current residence for any purpose that is not explicitly temporary may be considered in determining if a visitor is a permanent unauthorized household member in violation of the lease.

Chapter 13, Section D (page 13-4)

Revision to heading in bold.

D. TERMINATIONS DUE TO DOMESTIC VIOLENCE IN ACCORDANCE WITH VAWA

Chapter 14, Section C (page 14-1 & 2)

C. APPEAL BY TENANTS

All references to the Grievance Procedures will be as follows.

Public Housing Grievance Procedure

Chapter 14, Section D (page 14-2)

D. HEARING AND APPEAL PROVISIONS FOR "RESTRICTIONS ON ASSISTANCE TO NON-CITIZENS"

Added Public Housing and removed words in bold.

After receipt of a request for an informal hearing, the hearing is conducted as described in the **Public Housing** Grievance Procedure **section of this chapter for both applicants and participants**. If the hearing officer decides that the individual is not eligible, and there are no other eligible family members the PHA will:

Chapter 14 (page 14-3)

The Public Housing Grievance Procedure was incorporated into this chapter (see attached).

Chapter 17 (page 17-7)

F. LEASING OF SECTION 32 PUBLIC HOUSING HOMEOWNERSHIP UNITS

Added the following paragraph to indicate that the program has been suspended indefinitely.

The AMHA has suspended the Section 32 program indefinitely due to the major decline in the housing market and the money expended to rehab the approved single family homes. Applications are still being accepted and placed on the Section 32 Public Housing

Homeownership waitlist by date and time received. When the program is reactivated applicants on the wait list will be notified first, followed by a brief article in the Resident Support Services “Housing and More” newsletter. AMHA’s Family Self Sufficiency and Bringing It Home programs continue to actively refer and promote affordable homeownership opportunities within the Akron and Summit County community.

Chapter 18, Section II (page 18-7)

II. GLOSSARY OF HOUSING TERMS

Updates to the Disabled Person definition are in bold.

DISABLED PERSON. A person who has a disability as defined in 42 U.S.C 423 or a developmental disability as defined in 42 U.S.C. 6001.

Also includes a person who is determined, under HUD regulations, to have a physical or mental impairment that:

Is expected to be of long-continued and indefinite duration;

Substantially impedes the ability to live independently; and

Is of such a nature that the ability to live independently could be improved by more suitable housing conditions.

For purposes of reasonable accommodation and program accessibility for persons with disabilities, means an “individual with handicaps” as defined in 24 CFR 8.3. Definition does not exclude persons who have AIDS or conditions arising from AIDS, but does not include a person whose disability is based solely on drug or alcohol dependence (for low-income housing eligibility purposes).

FAMILY. The applicant must qualify as a family as defined by the PHA.

Replaced the definition of Family with the following:

FAMILY. A Family may be a single person or a group of persons.

A group of persons is defined by the PHA as two or more persons who intend to share residency whose income and resources are available to meet the family’s needs, and will live together in PHA housing.

Elderly, disabled, and displaced families are defined by HUD in CFR 5.403.

The term “Family” also includes, but is not limited to:

A family with or without children;

An elderly family;

A disabled family;

A near-elderly family;

A displaced family;

The remaining member of a tenant family;

A single person who is not elderly, displaced, or a person with disabilities, or the remaining member of a tenant family;

Two or more elderly or disabled persons living together, or one or more elderly or disabled persons living with one or more live-in aides are a family;

Two or more near-elderly persons living together, or one or more near-elderly persons living with one or more live-in aides.

FAMILY OF VETERAN OR SERVICEPERSON. A family is a "family of veteran or serviceperson" when:

The veteran or serviceperson (a) is either the head of household or is related to the head of the household; or (b) is deceased and was related to the head of the household, and was a family member at the time of death.

The veteran or serviceperson, unless deceased, is living with the family or is only temporarily absent unless s/he was (a) formerly the head of the household and is permanently absent because of hospitalization, separation, or desertion, or is divorced; provided, the family contains one or more persons for whose support s/he is legally responsible and the spouse has not remarried; or (b) not the head of the household but is permanently hospitalized; provided, that s/he was a family member at the time of hospitalization and there remain in the family at least two related persons.

Replaced the definition of Family of Veteran or Service Person with the following:

FAMILY OF VETERAN OR SERVICE PERSON. A family is a "family of veteran or serviceperson" when:

The household includes a veteran or the spouse of the deceased veteran or the legal guardian of the minor child(ren) of the deceased veteran.

PUBLIC HOUSING GRIEVANCE PROCEDURE

The following sets forth the requirements, standards and criteria for the Public Housing Grievance Procedure ("Grievance Procedure") established and implemented by the Akron Metropolitan Housing Authority ("AMHA").

I. DEFINITIONS [24 CFR 966.53]

In this Grievance Procedure, the following terms have the meanings specified in this section:

- A. **Grievance**: Any dispute which a Tenant may have with respect to AMHA action or failure to act in accordance with the individual Tenant's lease or AMHA regulations which adversely affects the individual Tenant's rights, duties, welfare or status.
- B. **Complainant**: Any Tenant (as defined below) whose Grievance is presented to AMHA or at the project management office in accordance with the requirements presented in this procedure. [24 CFR 966.54 and 24 CFR 966.55(a)]
- C. **Elements of Due Process**: An eviction action or a termination of tenancy in a state or local court in which the following procedural safeguards are required:
 - 1. Adequate notice to the Tenant of the grounds for terminating the tenancy and for eviction;
 - 2. Right of the Tenant to be represented by counsel;
 - 3. Opportunity for the Tenant to refute the evidence presented by AMHA, including the right to confront and cross examine witnesses and to present any affirmative legal or equitable defense which the Tenant may have; and
 - 4. A decision on the merits.
- D. **Hearing Officer**: A person selected in accordance with this Grievance Procedure to hear Grievances and render a decision with respect thereto. [24 CFR 966.55]
- E. **Tenant**: The adult person (or persons)(other than a live-in aide):
 - (1) who resides in the dwelling unit, and who executed the lease with AMHA as lessee of the dwelling unit, or if no such person now resides in the unit; or
 - (2) who resides in the dwelling unit, and who is the remaining head of the household of the Tenant family residing in the dwelling unit.
- F. **Resident Organization**: An organization of residents, which also includes a resident management corporation.

II. GRIEVANCE PROCEDURE APPLICABILITY [24 CFR 966.51]

This Grievance Procedure shall apply to all Tenant Grievances with the following two exceptions:

- A. Because HUD has issued a due process determination that the law of the State of Ohio requires that a Tenant be given the opportunity for a hearing in court which provides the basic Elements of Due Process defined in 24 CFR 966.53(c) before eviction from the dwelling unit, this Grievance Procedure shall not be applicable to any termination of tenancy or eviction that involves:
 - 1. Any criminal activity that threatens the health, safety, or right to peaceful enjoyment of the premises of other residents or employees of AMHA;
 - 2. Any violent or drug-related criminal activity on or off such premises; or
 - 3. Any criminal activity that resulted in a felony conviction of a household member.
- B. This Grievance Procedure shall not be applicable if Complainant fails to submit a request for an informal hearing within ten (10) work days after the incident giving rise to the grievance.
- C. This Grievance Procedure shall not be applicable to disputes between Tenants not involving AMHA or to class Grievances. This Grievance Procedure is not intended as a forum for initiating or negotiating policy changes between a group or groups of Tenants and AMHA's Board.

III. INFORMAL SETTLEMENT OF A GRIEVANCE [24 CFR 966.54]

Any Grievance shall first be personally presented, in writing, to the Development office within ten (10) work days after the incident giving rise to the Grievance. A sample complaint form is attached as Exhibit A. Grievances received by AMHA's central office will be referred to the person responsible for the management of the development in which the Complainant resides.

The Tenant's written Grievance must specify the reasons for Tenant's Grievance and the action or relief sought by Tenant. [24 CFR 966.55]

As soon as the Grievance is received, it will be reviewed by the development manager to be certain that none of the exclusions in Section II above applies to the Grievance. Should one of the exclusions apply, the Complainant will be notified in writing that the matter raised is not subject to AMHA's Grievance Procedure, with the reason therefore.

If none of the exclusions cited above apply, the Complainant will be contacted by the development manager or an AMHA representative within ten (10) work days to arrange a mutually convenient time to meet so the Grievance may be discussed informally and settled without a formal hearing. At the informal hearing the Complainant will present the Grievance and the development manager or AMHA representative will attempt to settle the Grievance to the

satisfaction of both parties.

Within five (5) work days following the informal discussion, AMHA shall prepare and either give or mail to the Complainant a summary of the informal discussion which specifies the names of the participants, the dates of the meeting, the nature of the proposed disposition of the complaint and the specific reasons therefore, and shall specify the procedures by which a formal hearing under this procedure may be obtained if the Complainant is not satisfied. A copy of this summary shall also be placed in the Complainant's file.

Failure by Complainant to appear without rescheduling the informal hearing shall be considered as a waiver of the right to the Grievance process.

IV. FORMAL GRIEVANCE HEARING PROCEDURES

A. **Request for a Formal Hearing:** [24 CFR 966.55(a)]

If the Complainant is dissatisfied with the settlement arrived at in the informal hearing, the Complainant must submit a written request for a hearing to the development office where Tenant resides no later than ten (10) work days after the summary of the informal hearing is received. A receipt signed by the Complainant or a return receipt for delivery of certified mail, whether or not signed, will be sufficient proof of time of delivery for the summary of the informal discussion. The written request shall specify the reasons for the Grievance and the action of relief sought from AMHA. Exhibit B, attached, is a sample request form for a formal hearing.

B. **Failure to Request a Formal Hearing:** [24 CFR 966.55(c)]

If the Complainant fails to request a hearing within ten (10) work days after AMHA's issuance of the summary of the informal hearing, AMHA's decision rendered at the informal hearing becomes final. AMHA is not obligated to offer the Complainant a formal hearing unless the Complainant can show good cause why he failed to proceed in accordance with this procedure. Failure to request a Grievance Hearing does not affect the Complainant's right to contest AMHA's decision in a court hearing.

C. **Before the Formal Hearing is Held:**

1. **Escrow Account** [24 CFR 966.55(e)]

Before a hearing is scheduled in any Grievance involving the amount of rent which AMHA claims is due under the lease, the Complainant shall pay to AMHA an amount equal to the rent due and payable as of the first of the month preceding the month in which the act or failure to act took place. The Complainant shall, thereafter, deposit the same amount of the monthly rent in an escrow account monthly until the complaint is resolved by decision of the Hearing Officer. Any interest earned on the escrow account shall be retained by AMHA to pay for administrative expenses.

Failure by the Tenant to make the required escrow deposit terminates the Grievance Procedure and AMHA will proceed with filing an eviction action against Tenant in the appropriate Court.

2. **Examination of Records.** The Complainant may examine all the AMHA documents including records and regulations that are directly relevant to the Grievance before the formal hearing is held. AMHA shall provide copies at the expense of Complainant. If AMHA does not make any document available for examination upon request by the Complainant, AMHA may not rely on such document at the Grievance Hearing.
3. **Transcript of Hearing.** The Complainant or AMHA may arrange, prior to the hearing and at the expense of the party making the arrangement, for a transcript of the hearing. Any interested party may purchase a copy of the transcript.

D. **Hearing Officer:** [24 CFR 966.55(b)(ii)]

The Grievance Hearing shall be conducted by any person appointed by AMHA

E. **Scheduling the Hearing:** [24 CFR 966.55(f)]

When Complainant submits a request for a formal Grievance Hearing, AMHA will select a hearing officer in rotation from the slate of Hearing Officers. AMHA will notify the Tenant by letter of the scheduled date and time of the hearing within ten (10) work days from AMHA's receipt of the Tenant's formal hearing request.

A written notification specifying the time, place, and the procedures governing the hearing shall be delivered to the Complainant and the appropriate AMHA official. The notice may be personally delivered to the Complainant or sent by regular mail.

F. **Procedures Governing the Hearing:** [24 CFR 966.56]

The following procedures shall govern the formal Grievance Hearing:

1. The hearing shall be held before a Hearing Officer as described above in paragraph D. The Complainant shall be afforded a fair hearing, which shall include:
 - a. The right to be represented by counsel or other person chosen as the Complainant's representative and to have such person make statements on the Complainant's behalf;
 - b. The right to a private hearing unless the Complainant requests a public hearing;
 - c. The opportunity to examine before the grievance hearing any AMHA

documents, including records and regulations that are directly relevant to the hearing. Tenant may request copies of those documents at Tenant's expense;

- d. The right to present evidence and arguments in support of the Complainant's complaint, to controvert evidence relied on by AMHA or project management, and to confront and cross examine all witnesses upon whose testimony or information AMHA or project management relies; and
 - e. A decision based solely and exclusively upon the facts presented at the hearing.
- 2. The Hearing Officer may render a decision without proceeding with the hearing if they determine that the issue has been previously decided in another proceeding.
 - 3. At the hearing, the Complainant must first make a showing of an entitlement to the relief sought and, thereafter, AMHA must sustain the burden of justifying AMHA action or failure to act against which the complaint is directed.
 - 4. The hearing shall be conducted informally by the Hearing Officer. Oral or documentary evidence pertinent to the facts and issues raised by the Complainant may be received without regard to admissibility under the rules of evidence applicable to judicial proceedings.
 - 5. The Hearing Officer shall require AMHA, the Complainant, counsel and other participants or spectators to conduct themselves in an orderly fashion. Failure to comply with the directions of the Hearing Officer to obtain order may result in exclusion from the proceedings or in a decision adverse to the interests of the disorderly party and granting or denial of the relief sought, as appropriate.
 - 6. AMHA will provide reasonable accommodation for persons with disabilities to participate in the hearing. Reasonable accommodation may include qualified sign language interpreters, readers, accessible locations, or attendants. If the Complainant is visually impaired, any notice to the Complainant which is required under this procedure must be in an accessible format.
 - 7. The testimony at the hearing shall be recorded by AMHA. The Complainant may purchase a copy of the recording.

G. **Failure to Appear at the Hearing:** [24 CFR 56(d)]

If the Complainant fails to appear at the scheduled formal Grievance Hearing, the Hearing Officer may make a determination to postpone the hearing for a period of

time not to exceed five business days, or may make a determination that the party has waived his/her right to a hearing.

Both the Complainant and AMHA shall be notified of the determination by the Hearing Officer. A determination that the Complainant has waived his right to a hearing shall not constitute a waiver of any right the Complainant may have to contest AMHA's disposition of the Grievance in a court.

H. **Decision of the Hearing Officer:** [24 CFR 966.57]

1. The Hearing Officer shall prepare a written decision, together with the reasons for the decision within ten (10) work days after the hearing. A copy of the decision shall be sent to the Complainant and AMHA.

AMHA shall retain a copy of the decision in the Complainant's file in AMHA's office. A copy of the decision with all names and identifying references deleted, shall also be maintained on file by AMHA and made available for inspection by a prospective complainant, his representative, or any Hearing Officer or Hearing Panel.

2. **Binding Decision.** The decision of the Hearing Officer shall be binding on AMHA which shall take all actions, or refrain from any actions, necessary to carry out the decision unless AMHA's Board determines, and promptly notifies the Complainant of its determination that:
 - a. The Grievance does not concern AMHA action or failure to act in accordance with or involving the Complainant's lease or AMHA regulations, which adversely affect the Complainant's rights, duties, welfare or status; or
 - b. The decision of the Hearing Officer is contrary to applicable federal, state or local law, HUD regulations, or requirements of the annual contributions contract between HUD and AMHA.
3. **Judicial Action.** A decision by the Hearing Officer in favor of AMHA, or which denies the relief requested by the Complainant in whole or in part, shall not constitute a waiver of, nor affect in any way, the rights of the Complainant to a trial or judicial review in any court proceedings which may thereafter be brought in the matter.
4. **Lease Termination.** If the Grievance involves a lease termination, AMHA will not issue the Complainant a notice to vacate his/her dwelling until after the Complainant has received the decision of the Hearing Officer.

If the decision is in favor of AMHA, or if the AMHA Board decides to proceed against the Complainant in spite of the decision, the Complainant

will be served with a three (3) day notice to vacate. The Complainant must then vacate the unit within the stated time or AMHA will proceed through a court of law to evict the Complainant.

V. MISCELLANEOUS [24 CFR 966.52]

- A. This Grievance Procedure is incorporated by reference into all leases between AMHA and Tenants.
- B. AMHA shall before amending or changing this Grievance Procedure, provide at least 30 days notice to Tenants and Resident Organization of proposed changes in this Grievance Procedure. Within the 30 day period, Tenants and the Resident Organization may submit written comments to AMHA. Such written comments shall be considered by AMHA before adoption of any changes to this Grievance Procedure.
- C. AMHA shall furnish to each Tenant and the Resident Organization a copy of this Grievance Procedure.

VI. INCORPORATION OF GRIEVANCE PROCEDURE IN LEASE AGREEMENT [24 CFR 966.52(B)]

- A. The AMHA Public Housing Grievance Procedure shall be incorporated by reference in all tenant dwelling leases.
- B. AMHA shall furnish a copy of the Public Housing Grievance Procedure to all AMHA Property Managers which will be available for review by all tenants and resident organizations.

EXHIBIT A

Tenant's Written Request for Informal Hearing

Tenant Name: _____

Tenant Address: _____

Development Manager: _____

Development Name: _____

Date: _____

Dear _____(Manager's Name):

I wish to register a complaint against AMHA in regard to _____
_____ that happened on _____(date).

I feel this is unjust because _____

The following will resolve the complaint: _____

I am available to talk with a designated AMHA employee at the following times:

(Tenant's Signature)

EXHIBIT B

Tenant's Request for a Formal Hearing

Tenant Name: _____

Tenant Address: _____

Development Manager: _____

Development Name: _____

Date: _____

Re: Complaint dated _____

Dear _____ (Manager's Name):

I hereby request a hearing before a Hearing Officer concerning my Grievance.

Briefly stated, my Grievance or complaint is _____

I am requesting of AMHA _____

I am available for a hearing on the following days and at the following time in the next 10 days: _____

Please advise me of the time, date and place of the hearing.

At the hearing I will need the following reasonable accommodations for my disabilities: _____

(Tenant's Signature)

A-CAN/JOINT RESIDENT COUNCIL MEETING

Friday, September 9, 2011

AGENDA

I. A-CAN Meeting

**Call to Order
Welcome
Opening Prayer and Pledge**

Debi-Ellen Beckett

**Introductions
A-CAN Minutes
A-CAN Treasurer's Report
Election of Officers
A-CAN Adjourn**

**Debi-Ellen Beckett
Betty Goldsmith
Debi-Ellen Beckett
Debi-Ellen Beckett**

II. Joint Resident Council Meeting

**RSVP Collaboration
Reminders
Audits
Meeting Report Forms
Treasurer's Report**

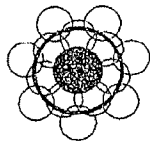
**Inese Alvaresez
Amy Marsteller**

Poverty Simulation Update

Annual Plan

Laura Williams

Noon Lunch & socialization



AMHA
Community
Action
Network

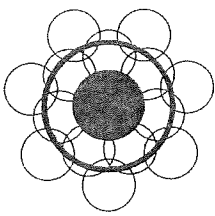
Sign-in Sheet
Page 1 of Date: 9.9.11

General Network Meeting

Name

Development

- | | |
|----------------------------------|--|
| 1. <u>Beckett</u> | <u>Cotton</u> |
| 2. <u>Ann Harman</u> | <u>Cotton</u> |
| 3. <u>Marshall</u> | <u>Van Buren Homes</u> |
| 4. <u>B. Obogles</u> | <u>Edgewood Village</u> |
| 5. <u>Marie Benett</u> | <u>Nimrod</u> |
| 6. <u>Patricia Harman</u> | <u>Safersun Towers II</u> |
| 7. <u>Wanda Lamphrey</u> | <u>Tower's Cotton House</u> |
| 8. <u>Shirley Solley</u> | <u>Cotton House</u> |
| 9. <u>Barbara Moore</u> | <u>Cotton House</u> |
| 10. <u>Carver M. Sum</u> | <u>COTTON</u> |
| 11. <u>ROSETTA</u> | <u>TOWERS II</u> |
| 12. <u>Elizabeth Colman</u> | <u>Tower II</u> |
| 13. <u>Ruthie Bell</u> | <u>Towers I</u> |
| 14. <u>Mary Conway</u> | <u>Belcher Apts.</u> |
| 15. <u>Amie Hae</u> | <u>Belcher apts</u> |
| 16. <u>Laurance H. Scott Sr.</u> | <u>Joy Park</u> |
| 17. <u>Ann Als</u> | <u>R-508</u> |
| 18. <u>Ann Marshall</u> | <u>AMHA</u> |
| 19. <u>DERRICK HARVEY</u> | <u>AMHA</u> |
| 20. <u>Janne Shea</u> | <u>AMHA</u> |
| 21. <u>Dottie Finn</u> | <u>AMHA</u> |
| 22. <u>Dottie M. Lark</u> | <u>Tower 2</u> |
| 23. <u>Juliette Williams</u> | <u>Colonial Hills</u> |
| 24. <u>Wen Herbert</u> | <u>SAFER STEAK</u> |
| 25. <u>Anna Allen</u> | <u>AMHA</u> |



Minutes of
A-CAN Meeting

date: _____ for meeting date: 09-09-11

AMHA
Community
Action
Network

Participants:

Beckett, D-E	Cotter House	Larkin, Hattie	Saferstein Towers II
Bell, Ruthie	Saferstein Towers I	Mansfield, Judy	Van Buren Homes
Bennett, Marcie	Nimmer	Moore, Barbara	Cotter House
Coleman, Elizabeth	Saferstein Towers II	Scott, Lawrence, Sr.	Joy Park
Conway, Mary	Belcher	Turner, Carver	Cotter House
Douglas, Brandy	Edgewood Village	Williams, Juliette	Colonial Hills
Hall, Annie	Belcher	Finn, Cathie	AMHA Staff/RSS
Hanna, Patrick	Saferstein Tower II	Harvey, Derrick	AMHA Staff/RSS
Harmon, Ann	Cotter House	Marsteller, Amy	AMHA Staff/RSS
Herbert, Glenn	Saferstein Towers I	Shea, Jeanne	AMHA Staff/RSS
Idley, Sheila	Cotter House	Williams, Laura	AMHA/Construction Dept
Lampley, Wanda L.	Saferstein Towers II	Inese Alvarez	Guest, RSVP
Lang, Rosetta	Saferstein Towers II		

Notes:

The meeting opened with Prayer and the Pledge of Allegiance at 10:06.

Marcie Bennett made the motion, (Mary Conway, 2nd), to accept the minutes into record as read. The Ayes have it.

Marcie also made the motion, (Judy Mansfield, 2nd), to accept the Petty Cash report into record, subject to audit. The Ayes have it.

Judy Mansfield made the motion, (Marcie Bennett, 2nd) that since we didn't appoint a Nomination Committee at the July meeting as the By-Laws require, we suspend the A-CAN By-Laws for this year requiring a Nomination Committee. We should just take nominations from the floor at the October meeting when elections for Vice President and Treasurer are to be held. The body voted unanimously to do this.

Inese Alvarez spoke on a collaboration between A-CAN and RSVP, since A-CAN is a non-profit organization. She gave examples of situations A-CAN members could get involved in the Community. It takes only 40 hours, in a year, to be invited to the nice dinner that RSVP puts on for its Volunteers every year. She explained that there is an insurance policy taken out on every volunteer, for when they are on RSVP business. She explained a few more things about RSVP, and what it does in the Community. The body was asked if they would be in favor of joining forces with RSVP, and we all said YES.

Inese will get an MOU, "Memo of Understanding", between RSVP and A-CAN this coming week, and we will begin participating in RSVP functions right away.

Laura Williams, AMHA Construction Dept. Director, made a presentation to A-CAN of the revised Annual Plan. She told of AMHA's plan to reduce the number of apts at Saferstein Tower I & II from 345 units, to 338 units. First floor apts are being eliminated, turned into storage, barber shops, whatever. This change to first floors is being done at various high-rises in AMHA. In Cuy Falls, AMHA owns some vacant land that they plan to sell. And, at Summit Lake, there are some lake side apartments that are sinking. AMHA would like to demolish these.

Cathie Finn, from AMHA's RSS, announced that she needs A-CAN volunteers to do some cutting and pasting of things, as the Simulation Kits for Bridges Out of Poverty are ready to be put together. She passed around a sheet for people to sign up to be these volunteers. Next week, she will call people to come do that cutting & pasting. On Sept. 22, there will be the first rehearsal of this program, from 10am to Noon.

The 50/50 Raffle was worth \$11.00 for the winner, Marcie Bennett. A-CAN got the other \$11.

As our President had to leave the meeting early, our Vice President, Marcie Bennett, called the meeting adjourned at 11:55am. Then lunch, provided by AMHA, was from Noon to 1pm.



Affirmatively Furthering Fair Housing

Under the Section 808(e)(5) of the Fair Housing Act, HUD is obligated to affirmatively further fair housing. HUD requires the same of its funding recipients. Therefore, Akron Metropolitan Housing Authority (AMHA) will continue to affirm our fair housing practices and oblige any new requirements by HUD to affirmatively further fair housing opportunities for classes protected under the Fair Housing Act. Protected classes include race, color, national origin, religion, sex, disability, familial status, and ancestry.

Listed below are some of the specific steps to promote Affirmatively Furthering Fair Housing:

- Impediments to fair housing choice that have been identified by our jurisdiction's Analysis of Impediments (AI); Through a series of meetings and presentations dealing with issues of impediments to fair housing, a Fair Housing Task Force was established to develop a Fair Housing Action Plan. The first meeting held on June 21, 2000 was an introduction and overview on the Analysis of Impediments (AI) and the need for a Fair Housing Task Force. Subsequent meetings were held on July 20, August 10, August 31 and September 21, 2000 including an update presented to the Consolidated Plan Needs Meeting of August 22, 2000. AMHA was and remains an active member of this committee. Four (4) additional meetings were held on October 18, November 14, December 20 of 2000 and January 31, 2001 to craft the Plan based upon information gathered.
- The City of Akron's Planning Department presented the Analysis of Impediments (AI) and Action Plan to Akron Planning Commission on October 20, 2000 along with the 2001 Consolidated Plan; the two documents were also presented to Akron City Council on November 6, 2000. The AI and Plan were submitted to the Department of Housing and Urban Development on November 15, 2000. Since that time the process has continued and the initial submission of Akron's Identification of Impediments to Fair Housing Action Plan Matrix, as submitted to HUD, has been updated. The latest was sent to HUD in November 2010 (See Identification Of Impediments To Fair Housing And Action Plan Matrix).
- AMHA's Public Housing Agency Plan lists supporting documentation available for review including Fair Housing Documentation. Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the

PHA's involvement. AMHA's most recent Public Housing Agency Plan was submitted to HUD in April 2010 and approved October 2010.

- AMHA continues to encourage and promote the benefits of moving to lower poverty neighborhoods through its de-concentration and income mixing analysis. Four properties are targets for de-concentration. The analysis revealed that 3 properties are below 85% of the average income for all covered developments, while 2 properties are 115% above the average income for covered developments. The optimum range of balance for de-concentration must fall within 85 to 115% of the average income for all covered developments. Percentages below the 85 or above the 115 must be addressed.
- The Admissions and Continued Occupancy Plan for the Public Housing Program is designed to demonstrate that the PHA is managing its program in a manner that reflects its commitment to improving the quality of housing available to its public, and its capacity to manage that housing in a manner that demonstrates its responsibility to the public trust. In addition, this Admissions and Continued Occupancy Policy is designed to achieve the following objectives:

To provide improved living conditions for extremely low and low income families while maintaining their rent payments at an affordable level.

To operate a socially and financially sound public housing agency that provides decent, safe, and sanitary housing within a drug free, suitable living environment for tenants and their families.

To avoid concentrations of economically and socially deprived families in any one or all of the HA's public housing developments.

To lawfully deny the admission of applicants, or the continued occupancy of residents, whose habits and practices reasonably may be expected to adversely affect the health, safety, comfort or welfare of other residents or the physical environment of the neighborhood, or create a danger to PHA employees.

To attempt to house a tenant body in each development that is composed of families with a broad range of incomes and rent-paying abilities that are representative of the range of incomes of low-income families in the PHA's jurisdiction.

To provide opportunities for upward mobility or families who desire to achieve self-sufficiency.

To facilitate the judicious management of the PHA inventory, and the efficient management of the PHA staff.

To ensure compliance with Title VI of the Civil Rights Act of 1964 and all other applicable Federal laws and regulations so that the admissions and continued occupancy are conducted without regard to race, color, religion, creed, sex, national origin, handicap or familial status.

- It is the policy of the Housing Authority to comply fully with all Federal, State, and local nondiscrimination laws and with rules and regulations governing Fair Housing and Equal Opportunity in housing and employment. The PHA will comply with all laws relating to Civil Rights, including:

Title VI of the Civil Rights Act of 1964

Title VIII of the Civil Rights Act of 1968 (as amended by the Community Development Act of 1974 and the Fair Housing Amendments Act of 1988)

Executive Order 11063

Section 504 of the Rehabilitation Act of 1973

The Age Discrimination Act of 1975

Title II of the Americans with Disabilities Act (to the extent that it applies, otherwise Section 504 and the Fair Housing Amendments govern)

Any applicable State laws or local ordinances and any legislation protecting individual rights of tenants, applicants or staff that may subsequently be enacted.

- The PHA shall not discriminate because of race, color, sex, religion, familial status, disability, national origin, in the leasing, rental, or other disposition of housing or related facilities, including land, that is part of any project or projects under the PHA's jurisdiction covered by a contract for annual contributions under the United States Housing Act of 1937, as amended, or in the use or occupancy thereof.

Posters and housing information are displayed in locations throughout the PHA's office in such a manner as to be easily readable from a wheelchair.

- To further its commitment to full compliance with applicable Civil Rights laws, the PHA will provide Federal/State/local information to public housing residents regarding "discrimination" and any recourse available to them if they believe they are victims of discrimination. Such information will be made available to them during the resident orientation session.

All applicants applying for housing at AMHA are informed at the housing orientation of their Fair Housing rights and how to report if they believe they have been discriminated against. The Applicant/Tenant Certification with the Fair Housing and Equal Opportunity National Hot Line contact information is signed and a copy is included in the applicant file. The Housing Choice Voucher briefing packet includes the HUD-903 Housing Discrimination Complaint form and "What Is Housing Discrimination?" is

included in the PowerPoint presentation. Public Housing residents are advised of the grievance process at lease signing.

- The Akron Metropolitan Housing Authority's Central Office, 100 W. Cedar St., Akron, Ohio is accessible to persons with disabilities. Accessibility for the hearing impaired is provided by Ohio Relay; 1 (800) 750-0750.

The PHA shall not, on account of race, color, sex, religion, familial status, disability, national origin, and ancestry:

Deny to any family the opportunity to apply for housing, nor deny to any qualified applicant the opportunity to lease housing suitable to its needs;

Provide housing that is different from that provided to others;

Subject a person to segregation or disparate treatment;

Restrict a person's access to any benefit enjoyed by others in connection with the housing program;

Treat a person differently in determining eligibility or other requirements for admission; or

Deny a person access to the same level of services.

- The PHA shall not automatically deny admission to a particular group or category of otherwise qualified applicants (e.g., families with children born to unmarried parents, elderly families with pets).
- AMHA staff attends annual Fair Housing training to proactively address AMHA responsibility to identify and remedy fair housing issues. FSS staff also attends training to address removing barriers to self sufficiency sponsored by the local Community Legal Aid. Family Self Sufficiency staff meets weekly to discuss the Family Self Sufficiency (FSS) program and client case management. FSS staff encourages participants to become knowledgeable of their rights and how to confidently address issues whether it is accessing services, achieving employment, or addressing fair housing issues. When the FSS Coordinator is made aware of potential fair housing discrimination against FSS participants, the Coordinator and staff will encourage the participant in the reporting of the same, providing support and direction throughout the process, as needed.
- It is the policy of the Akron Metropolitan Housing Authority to provide courteous and efficient service to all applicants for housing assistance. In that regard, the PHA will endeavor to accommodate persons with disabilities, as well as those persons with language and literacy barriers.

This policy is applicable to all situations described in this Admissions and Continued Occupancy Policy when a family initiates contact with the

PHA, when the PHA initiates contact with a family including when a family applies, and when the PHA schedules or reschedules appointments of any kind.

It is the policy of this PHA to be service-directed in the administration of our housing programs, and to exercise and demonstrate a high level of professionalism while providing housing services to the families within our jurisdiction.

The PHA's policies and practices will be designed to provide assurances that all persons with disabilities will be provided reasonable accommodation so that they may fully access and utilize the housing program and related services. The availability of specific accommodations will be made known by including notices on PHA forms and letters to all families, and all requests will be verified so that the PHA can properly accommodate the need presented by the disability.

With respect to an individual, the term "disability," as defined by the 1990 Act means:

A physical or mental impairment that substantially limits one or more of the major life activities of an individual;

A record of such impairment; or

Being regarded as having such impairment.

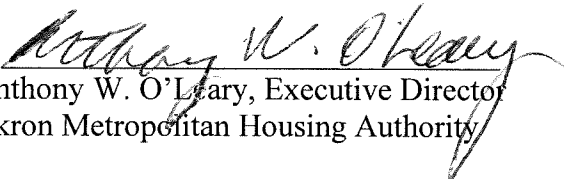
- The Housing Authority utilizes organizations which provide assistance for hearing- and sight-impaired persons when needed.

The HA will refer families who have persons with disabilities upon their request to agencies in the community that offer services to persons with disabilities.

The Akron Metropolitan Housing Authority will adhere to our mission of building stronger neighborhoods by providing housing options and professional services for eligible residents of Summit County in partnership with the greater community and will affirm our fair housing practices and actively address fair housing issues.

The above information is true and correct to the best of my knowledge.

Signed this February 7, 2011

By: 
Anthony W. O'Leary, Executive Director
Akron Metropolitan Housing Authority

IDENTIFICATION OF IMPEDIMENTS TO FAIR HOUSING AND ACTION PLAN MATRIX

Identified Impediments	Actions to Eliminate Identified Impediments	Primary Responsibility	Partners	Time- table	Status
1. Government Policies					
A. Housing density and land use requirements restrict the location of affordable multi-family developments.	The City of Akron will maintain its practice of issuing conditional uses for multi-family and group home development where appropriate in order to promote affordable housing.	City of Akron	Fair Housing Task (FHTE)	3	Ongoing progress.
B. The zoning code has not received a major revision in 25 years.	Zoning Code will be reviewed to determine the guidelines that discourage affordable housing. City must be aware to utilize HUD 504 Accessibility Rule.	City of Akron	FHTE, Interested Community Organizations	2	Working on revisions to make it more readable; text changes underway. Ongoing project. WORKING DOCUMENT
C. Developers of new housing in Akron are not providing for accessibility upgrades (e.g. wheelchair ramps, bathroom modifications and wider doors), of housing.	New housing design will be encouraged to provide for accessibility upgrades at the inception for possible future use. Ensure use of visibility guidelines for publicly funded developments.	Home Builders Association, (HBA), Summit County Building Department, Prospective Developers	Tri-County Independent Living Fair Housing Contact Service Architects UNDC	2	Work in progress. City has met with HBA and discussed accessibility issues. 5% housing must be built for accessible (Mandatory). Include minority contractors; advocating increase to 10% for accessibility. MUST HAVE ACCESSIBILITY LANGUAGE IN ZONING CODE.
D. Families and individuals with limited financial resources have limited housing choices.	Developers will promote mixed-income housing developments; City will promote economic opportunities in economically distressed areas for low and moderate-income persons.	City of Akron	HBA CDC/Non-Profit Developers HABITAT FOR HUMANITY	3	City has assisted CDC's/Habitat for Humanity to provide a mix of housing choices. NEIGHBORHOOD STABILIZATION HOUSING
E. The greatest percentage of funding in City programs to rehabilitate affordable housing does not address the oldest and most deteriorated neighborhoods of the City.	Support the development of CDC's to improve housing in the oldest areas of the City. Develop more housing activity in the oldest areas of the City.	City of Akron	Lenders HABITAT FOR HUMANITY	1	CDC's have worked closely with Banks. Operating support part of activity contract. Redevelopment active. Neighborhood Stabilization Program could have an impact.
F. Rental assistance programs and credit repair programs are not able to meet the need for this service that helps secure affordable housing.	Organizations provide education awareness to prospective or current tenants/homeowners concerning but not limited to credit repair and assistance programs.	AMHA, Banks (credit repair), MSDC	United Way, University of Akron, Kent State University, Community Health Services, MSDC, FHCS, Summit County Consumer Affairs Board (SCCAB); Community Legal Aid. INFOLINE, INC. (HPRP)	1	Mustard Seed Development Center providing education and training. The new bankruptcy laws must be observed and effects analyzed. Greenleaf provides credit counseling services. Community Legal Aid F.I.L.E. Program Ongoing.
G. There does not seem to be a mechanism to identify housing need in Akron.	Principal agencies will monitor housing need in the City of Akron to identify potential housing shortages.	AMHA, City of Akron	HBA, University of Akron Homeless providers, CDC's	1	Continuum of Care filing this role and shortages identified and reported in Consolidated Plan. DEVELOP HOUSING LOCATOR
H. Accessibility requirements in multi-family developments are not being enforced (wheelchair users do not have access to front of building).	Accessibility and building requirements will be available upon request at the Building Departments.	City of Akron, Summit County,	FHCS, Tri-County Independent Living, Ohio Dept. of Development	1	Building Department reviews as commercial developments (4+ units). New construction has improved; rehabilitation projects are difficult to monitor. Ongoing

Chapter 5: Fair Housing Matrix

Identified Impediments	Actions to Eliminate Identified Impediments	Primary Responsibility	Partners	Time-table	Status
1. Government Policies					
I. The concentration of low-income public housing for families in the cities of Akron, Barberton and Cuyahoga Falls limits the housing choices for low-income families	The City of Akron will continue to seek 1:1 development of low-income housing in the City vs. outside the City.	City of Akron, Akron Metropolitan Housing Authority (AMHA)	Summit County, NEFCO	1	Work in progress. Noted other communities spoke out against CDBG. Seen as lure for LMI population. City has discussed issue with Summit County. RENTS ARE SET BY HUD - HIGH RENTS
J. Necessary household retail services are limited in areas of the city where affordable housing exists.	Encourage the private sector to establish groceries, pharmacies, banks, etc.	City of Akron	FHCS, CDC, Churches, Block Clubs, Banks, Local Boards of Trade	3	2 full-service Grocery stores have opened since the formation of the FHCF. Henry's ACME and Dave's Market.
K. There is an education gap among the public on various aspects of conditional use policies.	The Zoning Division will provide a written statement of policy with regards to conditional use process and have it available upon request.	City of Akron Zoning		1	Available.
L. Certain sections of the City have significant amounts of housing and infrastructure that needs replacement.	The City will maintain a coordinated effort to upgrade public improvements and housing investment in the oldest sections of the City.	City of Akron		3	CITY IS REVIEWING HOUSING PROGRAM FOR 2010-2014 STRATEGY; ONGOING
M. The City's authority to act to protect neighborhoods targeted for land scams and predatory mortgage lending has not been determined.	The City Law Department should determine: 1. the limits of the City's legal authority to enact legislation that supports and is not in conflict with state law regulating the conduct of parties who may be involved in predatory lending practices; 2. the extent to which the Attorney General's enforcement power under state law could be delegated to municipalities; 3. if the City can initiate litigation under S.B. 185; 4. if the City can issue cease and desist orders and injunctions to stop lending practices prohibited under S.B. 185; and 5. when the city has standing to take legal action against entities that engage in land scam and predatory lending practices that are statutorily prohibited.	City of Akron - Law department	Ohio Attorney General's Office, Ohio State Legal Services Association, SCCAB	1	Matter to be referred to City Administration and Prosecutor's Office. SCCAB & Ohio Attorney Generals Office has been aggressive in this matter.
N. There has been no determination of what other Ohio communities are doing to address the problem of land scams and predatory mortgage lending and the effects of these problems.	City Council should request the City Law Department to research what other Ohio municipalities and counties have done to address the problem of land scams and predatory lending, as well as to counter the effects of these problems. Effects include: reduction of the tax base and tax revenue; loss or destruction of community assets in the form of vacant homes; reduction of the appreciation rate of real property; increased demand for service from the clerk's office, the courts and the Sheriff's Department; downward pull on the local economy as a result of the loss of homeowner purchasing power redirected to meet unwarranted debt obligations.	Akron City Council	City of Akron Law Department, Summit County Prosecutor's Office, Summit County Office of Consumer Affairs, University of Akron	1	Matter to be referred to City Council. Ohio Attorney Generals Office has been aggressive in this matter.
O. No tangible support for community-based efforts designed to address the problem of land scams and predatory mortgage lending.	The City of Akron should provide financial support to the Summit County Foreclosure Prevention Partnership program.	City of Akron Administration and City Council	Summit County, Summit County Office of Consumer Affairs, Fair Housing Contact Service, Community Legal Aid Services	1	Matter to be referred to City Council. SCCAB & Ohio Attorney Generals Office has been aggressive in this matter.

Chapter 5: Fair Housing Matrix

IDENTIFIED IMPEDIMENTS	ACTIONS TO ELIMINATE IDENTIFIED IMPEDIMENTS	PRIMARY RESPONSIBILITY	PARTNERS	TIME-TABLE	STATUS
1. Government Policies					
P. Felons have a difficult time finding housing, especially sexual offenders (the Task Force realizes this is not a federally protected special class but felt the need to raise awareness).	Establish group homes utilizing trusted names like Haven of Rest and other successful organizations. Should work to add these groups to protected class locally.	City of Akron, Summit County, faith-based groups, foundations	FHCS, Tri-County Independent Living, Ohio Dept. of Development, Coalition for the Homeless	1	To be revisited.

Identified Impediments	Actions to Eliminate Identified Impediments	Primary Responsibility	Partners	Time-table	Status
2. Education and Outreach					
A. Except for Fair Housing month, there is very little information to promote awareness of fair housing and fair lending issues and policies.	Utilize media resources to promote Fair Housing and increase awareness of fair lending issues and problems. Utilize grass-roots groups, block clubs and church groups to get education message out. Possible forum or ad campaign with all units of government in Summit County to get message across.	Fair Housing Contact Services (FHCS), Akron Board of Realtors (ABR), Summit County, AMHA, Akron Summit Public Library, All units of government in Summit County	Media, InfoLine, Banks, Legal Aid Providers, Community Organizations, (SCCAB) Habitat for Humanity	1	FHCS began program where 95,000 postcards distributed, (funded by local lenders). WENDCO funded predatory lending forum. Akron Board of Realtors and Legal Aid sponsors continuing education that is mandatory. Voluntary legislative board to review suspected predatory lending cases. 2 additional staff (FHCS) to outreach to lenders. Water Department mailing stuffers. Akron City Council passed a resolution to support Fair Housing Month and practices, review of current Fair Housing legislation ongoing.
B. Effective service by agencies to persons with disabilities in securing affordable housing is hampered by ineffective communication.	Utilize public forums to disseminate fair housing literature (lending, credit information, emergency assistance).	Tri-County Independent Living (add FHCS, UDS, Community Legal Aid)	Media, (SCCAB)	1	Book with all fair housing info provided by Tri-County Independent Living. Getting better with coordination. More information provided in 2003 new booklet. SCCAB.
C. Presentations on complicated issues relating to lending or credit are difficult to understand by the intended consumer.	Presentation on these subjects will be crafted in simple language, clearly structured and graphically displayed (e.g. audio-visual display).	Banks, City of Akron, Summit County. Various city departments to coordinate frequently on mailings.	Akron Metropolitan Housing Authority, CDC's, (SCCAB)	1	City's use of PowerPoint has simplified presentations and information. Water Department stuffers in monthly bills also effective.
D. Fair Housing Contact Service lacks the financial resources to advertise its services aggressively and communicate fair housing and lending laws to the public.	FHCS will utilize television and radio Public Access, Op-Ed pages in newspapers and special reports in local magazines to periodically promote Fair Housing/Fair Lending policies; FHCS should pursue additional funding.	FHCS	Local Media Outlets, lending organizations, (SCCAB), Community Legal Aid	2	Radio spots resulted in telephone increase by 5 times. News articles have also identified as responsible for increase in telephone traffic. Leverage of funding is ongoing; use of students; opinion articles must be created.
E. Need for more active participation in community-based efforts designed to inform people of the problem of land scams and predatory mortgage lending.	Actively participate in and support community-based efforts and programs designed to inform and assist people victimized by or at risk from land scams and predatory mortgage lending as well as the effects of these problems on the community. Encourage public entities to seek federal funding in support of these activities (e.g. federal reserve and Federal Home Loan Bank programs).	Akron Planning Department	Summit County, Summit County Office of Consumer Affairs, Banks, Non-profit Housing Organizations, InfoLine.	3	This activity will be ongoing.

Chapter 5: Fair Housing Matrix

Identified Impediments		Actions to Eliminate Identified Impediments		Primary Responsibility	Partners	Time-table	Status
3. Lending and Credit							
A. Influencing lending activity by area lenders is limited because public information on lending activity is not widely known.	Continue review of local lending practices using Home Mortgage Disclosure Act (HMDA) Data. Public forums discussing reports will be held annually. Government entities could influence banks by not working with banks.	State of Ohio Office of the Comptroller of Currency, Local Banks	Fair Housing Contact Services, City of Akron, Fair Housing Task Force	1	The City will establish forum for Banks to address questions.		
B. The lack of bank branches in minority or low-income neighborhoods reduces the opportunity for low income or minority persons to know of and take advantage of lending options.	Outreach by banks will be continued in poor and minority communities especially to distinguish themselves from predatory lending facilities. Community Reinvestment Officers are encouraged to become more creative in promoting Bank programs.	Local Banks	Mustard Seed Development Center A Monitoring Group FHTF, SCCAB	1	Ongoing discussions with lenders. Should local government review where bank accounts held and advocate for LMI communities.		
C. Banks and other financial institutions do not know the market in poor and minority census tracts.	Banks will partner with established neighborhood organizations to promote lending information.	Local Banks, Community Development Corporations	Community Development Organization AMHA Community Centers Churches	2	FHCS partners with local lenders to provide information.		
D. Residents of poor and minority census tracts do not trust banks and other financial institutions.	Community Development Corporations will work to become loan originators in partnership with lending institutions.	CDC's, Local Banks	LISC, Foundations	3	Ongoing Process.		
E. Regardless of their Community Reinvestment Act (CRA) ratings, banks are allowed to operate business as usual without repercussions.	Penalty provisions of CRA should be strengthened and enforced. Local organizations will publicize poor records locally and communicate objections to regulatory agencies.	Office of Comptroller of the Currency (Regulates banks)	FHCS	2	To be discussed at Banking Forum. Pending implementation.		
F. Subprime lenders operate in neighborhoods without monitoring from any agency. The marketing used, especially in poor and minority communities, have made these communities particularly vulnerable to high interest rates, and poor value of service, i.e. (deceptive practices), i.e. high fees, high loan to value ratio, over appraisals, large number of foreclosures.	Suspected Predatory Lenders/practices will be monitored and reported to the Better Business Bureau. Years after the formation of the FHTF, Predatory Lending continues to be a problem.		City Akron Bar Association FHCS Prosecution FHCS SCCAB	3	Legislation to allow local governments to punish predatory lenders stopped at State level. BBB and Community Legal Aid is good for clients to call before becoming involved. Units of Government must remain active and involved through legislation and support of education and awareness of its residents.		
G. Conventional lenders have not taken the lead to actively reduce the recurrence of land scams, predatory mortgage lending and foreclosures.	The City of Akron and Summit County should sponsor and convene a meeting with conventional lenders to discuss and develop an action plan to deal with land scams, predatory mortgage lending and foreclosures. The action plan should include recommendations on creating either lending opportunities or lending products suitable for homebuyers and owners eligible for mortgage loans in the sub-prime market and creating a "Best Practices" protocol to be used by local lenders for the benefit of homebuyers and owners in the sub-prime market.	City of Akron	Summit County, local lenders	1	Meeting to be arranged within 6 months; NOT COMPLETED TO DATE. CITY SHOULD MAKE THIS MEETING A PRIORITY!		

Chapter 5: Fair Housing Matrix

Identified Impediments	Actions to Eliminate Identified Impediments	Primary Responsibility	Partners	Time-table	Status
4. Insurance					
A. The lack of data on property or mortgage insurance redlining restricts the public's ability to influence this activity.	Partner with University to conduct research to examine the occurrence of redlining by various insurance companies.	University of Akron, Kent State University, Summit County	FHCS, FHTE, HUD	2	There are other groups doing similar work.
B. There are few forums held to discuss insurance policies and practices. Citizens in poor and minority census tracts may not be receiving information regarding fair policies.	Using seminars and other promotional venues, educate current and potential policyholders on insurance issues and how to deal with insurance companies. This will provide tools to equip policyholders with coverage and reduce cancellation of policies.	Local Insurance Agencies/Brokers	CDC's, Block Clubs, Universities	2	Ongoing process to identify someone from insurance industry to discuss matter. Possible presentation by insurance representatives in early 2006 (NOT IMPLEMENTED) .

Identified Impediments	Actions to Eliminate Identified Impediments	Primary Responsibility	Partners	Time-table	Status
5. Enforcement					
A. Adequate funding is necessary in order to continue monitoring tools to identify discrimination in housing choice, (i.e., site testing).	Continue to provide site testing to identify discriminatory acts/policies to fair housing choice. The results of the tests will be utilized for community education and awareness.	Fair Housing Contact Service	City of Akron, University of Akron, SC	1	FHCS received funding from Consolidated Plan; ongoing process.
B. Approved accessibility standards not always enforced during review process.	Inspectors will review required accessibility standards at appropriate stages of building process.	City of Akron, Summit County	FHTE, FHCS, NEFCO, Tri-County	2	Ongoing process.
C. Housing developments in the City of Akron receiving federal funds do not always exhibit diversity of occupancy.	Entities receiving federal funds for housing projects will have affirmative marketing plans developed and implemented in collaboration with local fair housing organizations. Development Corporations will achieve diversity within housing.	City of Akron, Summit County, non-profit development corporations, (CDC)	NEFCO, HUD, AMHA, Home Builders	2	All contracts discuss providing a mix of new construction styles. FHCS is targeting groups accused of steering.
D. A broad-based group does not systematically review Fair Housing policies and practices in the community.	Support Public Housing De-concentration plan developed by AMHA. Maintain the Fair Housing Task Force as a body to assess fair housing impediments in the City of Akron and provide ongoing analysis.	FHTE	FHCS	1	Ongoing process. To meet quarterly.
E. Some owners of rental property are not aware of fair housing regulations and requirements.	Distribute fair housing and landlord/tenant information at the time of Rental Registration with the Akron Health Department.	City of Akron	FHCS, AMHA, Akron Board of Realtors, Housing Advisory Board	1	HUD 504 Accessibility Rule should be sent to property owners on registry.
F. Housing developments are often not diverse in the City of Akron.	Entities developing housing will be encouraged to have Affirmative Market Plans. IDENTIFY AND CREATE PROCESS FOR FILING COMPLAINT FOR PROTECTED CLASSES AT THE LOCAL LEVEL, SPECIFICALLY FOR GENDER IDENTITY AND SEXUAL ORIENTATION.	FHCS	CDC's	3	Ongoing process; stipulation written into every contract with housing providers using CDBG/HOME funds. LAW DEPARTMENT

Chapter 5: Fair Housing Matrix

Identified Impediments		Actions to Eliminate Identified Impediments		Primary Responsibility	Partners	Time- table	Status
6. Special Needs							
A. Architects, inspectors, and construction managers do not always know accessibility guidelines for multi-family development resulting in costly renovations.	Periodic dissemination of guidelines or presentations to architect or construction trade groups.	FHCS, Tri-County, City of Akron	Building Department	3	Construction groups that receive complaints must participate in ADA and Fair Housing training.		
B. There is a significant lack of rent assisted, accessible housing for families who have a family member using a wheelchair.	Provide financial assistance for accessibility renovations. Encourage the development of handicapped accessible or adaptable housing on all projects receiving federal funds. Promote the development of handicapped accessible or adaptable housing in new private developments.	Tri-County, FHCS, AMHA, City, County	FHTF, United Disability Services, Rebuilding Together Summit County	2	Tri-County has worked with landlords and Homebuilders Association. UDS receives funding from City to provide handicap renovations.		
C. Persons with disabilities may have difficulty receiving needed services in a timely manner.	A clearinghouse of providers will be established to ensure persons with disabilities have access to services.	Tri-County, MRDD Board	City, County, FHTF, UDS, CSS, AMHA, ADM Board	3	UDS has performed well in this role.		
D. There is a pattern of inefficient delivery of services, which jeopardizes housing persons with disabilities.	Monitoring by FHTF and engage in dialogue with those providers.	FHTF		3	Must meet with banks and service providers, insurance providers to receive better information. Found difficulty with some with mental disability. The system has not been user friendly...much room for improvement, including clients with dual diagnosis.		
E. CONTINUING LOSS of affordable housing stock for special needs individuals.	Develop alternatives for special needs cases.		COMMUNITY LEGAL AID TRI-COUNTY ORIANA HOUSE	1	UPDATE: STATUS OF PROPERTY TO BE CLOSED & TO BE SOLD BY AMHA; RESIDENTS ARE BEING RELOCATED		
F. Special Needs population has a housing shortage in terms of affordable, accessible and supportive properties. State of Ohio ranks 7th in the nation for affordable housing need.	Encourage developers, real estate agents and other information and service providers to promote available properties.	HBA, ABR, City and County Government	Tri-County	2	Research will assess what is available and what can realistically be performed for this segment. AMHA should request additional funds for disability modifications, especially for Section 8 properties.		
G. National Banks have no ownership in area and cannot be contacted on foreclosed property not locally owned	Develop relationship with national banks; strengthen relationship with National Stabilization Trust through Neighborhood Development Services; Task Force should meet with NDS before end of 2009	City of Akron, Summit County, NST, NDS	FHCS, Tri-County Independent Living, Ohio Dept. of Development, Coalition for the Homeless.	1	Establishing contact between Fair Housing Task Force and Neighborhood Development Services, Inc. Ongoing		

Changes reflect Fair Housing Task Force meeting November 4, 2010 (Akron, Ohio). Updates appear in **BOLD** lettering

VI. ABBREVIATIONS:

ABR-	Akron Board of Realtors
ACSCUL-	Akron Community Service Center and Urban League
AMHA-	Akron Metropolitan Housing Authority
APS-	Akron Public Schools
ASCAA-	Akron Summit Community Action Agency
ASCPL-	Akron Summit County Public Library
BBB-	Better Business Bureau
CDBG-	Community Development Block Grant
CDC's-	Community Development Organizations
ESG-	Emergency Shelter Grant
FHCS-	Fair Housing Contact Service
FHTF-	Fair Housing Task Force
KSU-	Kent State University
HBA-	Home Builders Association
HUD-	Department of Housing and Urban Development
LISC-	Local Initiatives Support Corporation
ODOD-	Ohio Department of Development
SC-	Summit County
SCCAB-	Summit County Community Affairs Board
TRI-COUNTY-	Tri-County Independent Living
UA-	University of Akron
UDS-	United Disability Services

VII. PARTICIPATING ORGANIZATIONS AND INDIVIDUALS

- Akron Metropolitan Housing Authority
- Akron Board of Realtors
- Akron Summit Community Action Agency
- Akron Community Service Center and Urban League
- Alpha Phi Alpha Homes, Inc.
- Fair Housing Contact Service
- Akron Home Builders Association
- **COALITION FOR THE HOMELESS**
- First Merit Bank
- Habitat For Humanity
- Key Bank
- National City Bank
- Fifth Third Bank
- Tri County Independent Living
- NID Housing Counseling Agency (A HUD Approved Housing Counseling Agency)
- ACCESS, Inc.
- United Disability Services

- H.M. Life Opportunity Services
- Ethel Chambers-Community Activist
- **NEIGHBORHOOD DEVELOPMENT SERVICES, INC.**
- U.S. Department of Housing and Urban Development
- City of Akron
- Summit County Department of Development
- Western Reserve Legal Services (now Community Legal Aid)
- Westside Neighborhood Development Corporation
- East Akron Neighborhood Development Corporation
- Claudia Coleman-Community Activist
- University Park Neighborhood Association
- University of Akron

Akron Metropolitan Housing Authority
PHA Annual Plan
Executive Summary

The AMHA will submit its 3rd revision to the FY 2011 PHA Annual Plan which will include changes in unit status at several AMP sites, up-dated target dates to Edgewood Village & Cascade Village timetable, and disposition and demolition activity. The PHA Plan is attached with changes highlighted in yellow.

The Housing Authority published a legal notice in the Akron Beacon Journal announcing a 45-day (August 17 – September 30) public comment on said Plan. A public hearing was held on September 30 with appropriate AMHA staff in attendance. No one from the public attended the hearing.

Staff attended the A-CAN meeting on September 9 informing residents of the changes to the Plan. There were no adverse comments received and the residents were in support of the Plan.

101 Legal Notices

SUBMISSION DEADLINE FOR LEGAL NOTICES

The submission deadline for placing a legal notice in the Beacon Journal is two business days before publication date by 12 noon. Email notices to: legals@akronbeaconjournal.com or fax to: 330-996-3070. Please call 330-996-3363 if you need additional information. Thank You for Advertising with the Beacon Journal!!

NOTICE OF PUBLIC HEARING AND COMMENT PERIOD

Akron Metropolitan
Housing Authority FY
2012 Annual Plan

The Akron Metropolitan Housing Authority (AMHA) is revising the Annual Plan to include demolition of several units at Summit Lake Apartments, disposition of one vacant property and to merge several non-dwelling units due to lobby renovations and comprehensive renovations at Saferstein Towers I and II. The Plan and reference documents will be available for review on Wednesday, August 17, 2011 at the AMHA's Central Administrative Office Building located at 300 W. Cedar Street, Akron, Ohio, during normal business hours. The hours of operation are 9:00 a.m. to 4:30 p.m., Monday through Friday, excluding published holidays. AMHA invites written comments on the Plan. Please address your comments to the Office of the Executive Director, Annual Plan Comments, ATTN: Millstone Tatum at the AMHA's location noted above. Deadline for comments is 4:00 p.m., September 30, 2011. A public hearing will be held on September 30, 2011 at 4:00 p.m. at AMHA. Everyone is welcome to attend.

Akron Metropolitan
Housing Authority
Anthony W. O'Leary
Executive Director
August 17

[illegible][illegible]

Also RC/RO Officer?	Last Name	First Name	Bldg/Development	Officer	Address	City/State/Zip	Phone
yes	Allen	Susie	Key Towers	A-CAN Member	4133 Fishcreek Road #208	Stow, OH 44224	330-677-2468
	Beckett	Alice	Saferstein II	A-CAN Member	585 Diagonal Road #1106	Akron, OH 44320	330-761-3563
yes	Beckett	Debi-Ellen	Cotter	A-CAN President	50 Cotter Avenue #209	Akron, OH 44305	330-376-1410
	Bell	Ruthie L.	Saferstein I	A-CAN Member	525 Diagonal Road #1010	Akron, OH 44320	330-675-1637
	Bennett	Marcie	Nimmer	A-CAN Vice President	1600 Brittain Road #625	Akron, OH 44310	330-634-0865
yes	Boothe	Pamela	Sutliff	A-CAN Member	1850 Second Street #900	Cuyahoga Falls, OH 44221	
	Boydston	Phyllis	Dorothy Jackson	A-CAN Member	64 W. Bartges Street	Akron, OH 44311	330-535-9066
	Boyes	Patricia	Key Towers	A-CAN Member	4133 Fishcreek Rd. #712	Stow, OH 44224	330-678-8091
	Braden	Michelle	Sutliff	A-CAN Member	1850 Second Street #806	Cuyahoga Falls, OH 44221	
	Brewer	Rigina	Saferstein I	A-CAN Member	525 Diagonal Road #407	Akron, OH 44320	330-573-6539
yes	Clark	Anna	Alpeter	A-CAN Member	130 - 5th Street #504	Barberton, OH 44203	330-848-2895
	Coleman	Elizabeth	Saferstein II	A-CAN Member	585 Diagonal Road #1102	Akron, OH 44320	330-535-0471
yes	Conway	Mary	Belcher	A-CAN Member	400 Locust Street #1018	Akron, OH 44307	330-212-1237
	Covington	Tami	Van Buren	A-CAN Member	348 Michigan Place	Barberton, OH 44203	330-745-6271
	Douglas	Brandy		A-CAN Member	685 Raymond Street	Akron, OH 44307	330-459-6969
yes	Edwards	Debra	Buchtel	A-CAN Member	770 E. Buchtel Ave #410	Akron, OH 44305	330-376-7013
yes	Etz	Gladys	Key Towers	A-CAN Member	4133 Fishcreek Road #313	Stow, OH 44224	330-677-1440
	Ford	Rosalie	Saferstein II	A-CAN Member	585 Diagonal Road #1006	Akron, OH 44320	330-253-0905
	Francis	Linda	Nimmer	A-CAN Member	1600 Brittain Road	Akron, OH 44310	330-268-9790
yes	Fuzie	Carol	Nimmer	A-CAN Member	1600 Brittain Road #512A	Akron, OH 44310	
yes	Goldsmith	Betty	Nimmer	A-CAN Treasurer	1600 Brittain Road #329	Akron, OH 44310	330-310-8087
	Greer	Dorothy	Colonial Hills	A-CAN Member	2 Colonial Hills Drive	Akron, OH 44310	330-253-4047
	Groce	Elaine	Cotter	A-CAN Member	50 Cotter Avenue #208	Akron, OH 44305	330-374-1955
	Haines	Eric	Saferstein II	A-CAN Member	525 Diagonal Road #1004	Akron, OH 44320	330-374-0476
yes	Hall	Annie	Belcher	A-CAN Member	400 Locust Street #309	Akron, OH 44307	330-253-2934
yes	Hamilton	Martha	Belcher	A-CAN Member	400 Locust Street #504	Akron, OH 44307	
	Hanna	Patrick	Saferstein II	A-CAN Member	585 Diagonal Road #718	Akron, OH 44320	330-434-3026
yes	Harmon	Ann	Cotter	A-CAN Member	50 Cotter Avenue #409	Akron, OH 44305	
yes	Haynes	Linda	Saferstein I	A-CAN Member	525 Diagonal Road #1002	Akron, OH 44320	330-252-0073
yes	Herbert	Glenn	Saferstein I	A-CAN Member	525 Diagonal Road #201	Akron, OH 44320	330-761-1428
	Hollinger	Rev. Stephanie	Scattered Sites	A-CAN Member	817 Staeger Street	Akron, OH 44306	
yes	Idley	Sheila	Cotter	A-CAN Member	50 Cotter Avenue #115	Akron, OH 44305	
	Jackson	Irene	Saferstein II	A-CAN Member	50 Cotter Avenue #215	Akron, OH 44305	330-762-7490
	Kelley	Gloria	Colonial Hills	A-CAN Member	102 Colonial Hills Drive	Akron, OH 44310	330-535-6570
	Kelly	Cynthia	Colonial Hills	A-CAN Member	68 Colonial Hills Drive	Akron, OH 44310	330-690-0227

	Kibler	Sandra	Belcher	A-CAN Member	410 Locust Street #504	Akron, OH 44307	
yes	King	Carolyn	Belcher	A-CAN Member	410 Locust Street #201	Akron, OH 44307	330-761-9694
	Kirkland	Cheryl	Scattered Sites	A-CAN Member	421 S. Hawkins #E	Akron, OH 44320	330-865-0754
yes	Kolbs	Annette	Saferstein II	A-CAN Member	585 Diagonal Road #304	Akron, OH 44320	330-535-8029
	Kwalume	D'mugabi	Buchtel	A-CAN Member	770 E. Buchtel Ave #217	Akron, OH 44307	
yes	Lampley	Wanda L.	Saferstein II	A-CAN Member	585 Diagonal Road #420	Akron, OH 44320	330-535-1774
	Lang	Rosetta	Saferstein II	A-CAN Member	585 Diagonal Road #1112	Akron, OH 44320	330-434-3009
	Larkin	Hattie	Saferstein II	A-CAN Member	585 Diagonal Road #704	Akron, OH 44320	330-351-9743
	Logan-Stahl	Bobbi	Key Towers	A-CAN Member	4133 Fishcreek Rd. #711	Stow, OH 44224	330-673-2282
	Mace	Gary	Alpeter	A-CAN Member	130 - 5th Street SE #213	Barberton, OH 44203	330-753-8406
yes	Mansfield	Judy Sue	Dorothy Jackson	A-CAN Secretary	50 W. Bartges	Akron, OH 44311	234-678-6951
	Mays	Adora	Pinewood	A-CAN Member	8796 Ray Court #3	Twinsburg, OH 44087	330-486-0695
	McCoy, Jr.	Melvin V.	Maplewood Villa	A-CAN Member	4175 Americana Drive #C5	Cuyahoga Falls, OH 44224	330-376-4837
	McLaughlin	Georgia	Saferstein I	A-CAN Member	525 Diagonal Road #1111	Akron, OH 44320	330-253-5424
yes	Moore	Barbara	Cotter	A-CAN Member	50 Cotter Avenue #202	Akron, OH 44305	330-376-8618
	Norris	Tom	Alpeter	A-CAN Member	130 - 5th Street SE #1113	Barberton, OH 44203	330-745-2757
	Peterson	Eva	Fowler	A-CAN Member	65 Byers Avenue #407	Akron, OH 44302	330-762-6646
yes	Potter	David	Sutliff	A-CAN Member	1850 - 2nd Street #601	Cuyahoga Falls, OH 44221	
yes	Pratt	Margaret	Belcher	A-CAN Member	400 Locust Street #612	Akron, OH 44307	330-535-1378
	Seifert	Darlene	Saferstein I	A-CAN Member	525 Diagonal Road #507	Akron, OH 44320	330-761-3483
	Shreve	Juliet	Maplewood Villa	A-CAN Member	4175 Americana Drive #A8	Cuyahoga Falls, OH 44224	330-753-8891
	Smith	Janet M.	Key Towers	A-CAN Member	4133 Fishcreek Road #202	Stow, OH 44224	330-968-6038
yes	Stults	Cheryl	Buchtel	A-CAN Member	770 E. Buchtel Ave #408	Akron, OH 44305	330-253-8087
yes	Stults	Harold	Buchtel	A-CAN Member	770 E. Buchtel Ave #408	Akron, OH 44305	330-253-8087
	Thomas	Patricia J.	Saferstein I	A-CAN Member	525 Diagonal Road #811	Akron, OH 44320	330-384-8055
	Thompson	Barbara	Key Towers	A-CAN Member	4133 Fishcreek Road #701	Stow, OH 44224	330-677-7187
	Thompson	Dorothy (DJ)	Saferstein II	A-CAN Member	585 Diagonal Road #1110	Akron, OH 44320	330-535-9867
	VanBuskirk	Lee	Sutliff	A-CAN Member	1850 Second Street #813	Cuyahoga Falls, OH 44221	
yes	Ward	Audrey	Key Towers	A-CAN Member	4133 Fishcreek Rd. #310	Stow, OH 44224	330-346-0509
yes	Washington	Deborah	Crimson Terrace	A-CAN Member	406 Herms Court #2	Barberton, OH 44203	330-745-8115
yes	Woods	Danielle	Pinewood	A-CAN Member	8808 Ray Ct. #3	Twinsburg, OH 44087	330-689-6023
	Williams	Juliette	Colonial Hills	A-CAN Member	95 Colonial Hills Drive	Akron, OH 44310	330-376-4047
	Wright	James	Colonial Hills	A-CAN Member	90 Colonial Hills Drive	Akron, OH 44310	330-631-9801
	Zimmerman	Michael	Alpeter	A-CAN Member	130 - 5th Street SE #306	Barberton, OH 44203	330-745-6858

Meetings were held on January 14, February 11, March 11, & September 9, 2011. There were no additional meetings.

Residents are in support of the Annual Plan. Signatures of support are attached.

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adorable217@live.com

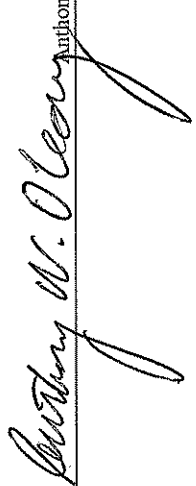
cherylstults@earthlink.net

wright263@hotmail.com

adverse comments received.

Capital Fund Program -- Five Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Part I: Summary		Locality: Akron/Summit County/ Ohio		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No: _____		
PHA Name/Number Housing Authority OH12P007	Akron Metropolitan	Work Stmt. for Year 1 FFY: 2011	Work Statement for Year 2 FFY: 2012	Work Statement for Year 3 FFY: 2013	Work Statement for Year 4 FFY: 2014	Work Statement for Year 5 FFY: 2015
A. Development Number/Name			\$3,825,490	\$3,825,490	\$3,825,490	\$3,825,490
B. Physical Improvements Subtotal			\$545,000	\$545,000	\$545,000	\$545,000
C. Management Improvements						
D. PHA-Wide Nondwelling Structures and Equipment			\$90,000	\$90,000	\$90,000	\$90,000
E. Administration			\$879,152	\$879,152	\$879,152	\$879,152
F. Other			\$335,000	\$335,000	\$335,000	\$335,000
G. Operations			\$1,758,304	\$1,758,304	\$1,758,304	\$1,758,304
H. Demolition			\$100,000	\$100,000	\$100,000	\$100,000
I. Development			\$0	\$0	\$0	\$0
J. Capital Fund Financing - Debt Service			\$1,258,574	\$1,258,574	\$1,258,574	\$1,258,574
K. Total CGP Funds			\$8,791,520	\$8,791,520	\$8,791,520	\$8,791,520
L. Total Non-CGP Funds			\$0	\$0	\$0	\$0
M. Grand Total			\$8,791,520	\$8,791,520	\$8,791,520	\$8,791,520
Signature of Executive Director & Date:		Signature of Public Housing Director/Office of Native American Programs Administrator & Date:				
 Anthony W. O'Leary		04/07/11				

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Work Statement	Work Statement for Year 2 FFY: 2012	Work Statement for Year 3 FFY: 2013
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for Year 1 FFY: 11	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
AMP 703	SITE IMPROVEMENTS - 1450 Concrete/Asphalt Landscaping/Site Improvements Sewers - Sanitary Storm Trash Enclosures Site Lighting Fence		\$100,000 \$100,000	SITE IMPROVEMENTS Concrete/Asphalt Landscaping/Site Improvements Sewers - Sanitary Storm Trash Enclosures Site Lighting Fence		\$100,000 \$100,000
Site						
Annual	DWELLING STRUCTURES - 1460 Exterior Building Roofing Siding/Downspouts Doors Windows Flooring Drywall Painting Kitchen Bath Electrical Fire Alarm System/Equipment Plumbing Mechanical LBP/Asbestos/Mold Abatement 504 Compliance Access Control/Video Surveillance		\$106,000	DWELLING STRUCTURES Exterior Building Roofing Siding/Downspouts Doors Windows Flooring Drywall Painting Kitchen Bath Electrical Fire Alarm System/Equipment Plumbing Mechanical LBP/Asbestos/Mold Abatement 504 Compliance Access Control/Video Surveillance		\$0
Statement			\$56,000 \$50,000			
	DWELLING EQUIPMENT - 1465 Ranges/Refrigerators ADA Air Conditioners		\$0	DWELLING EQUIPMENT - 1465 Ranges/Refrigerators ADA Air Conditioners		\$0
	NONDWELLING STRUCTURES - 1470 Community Building/Space Access Control/Video Surveillance		\$0	NONDWELLING STRUCTURES - 1470 Community Building/Space Access Control/Video Surveillance		\$0
	NONDWELLING EQUIPMENT - 1475 Playground Community Bldg/Space Maintenance		\$0	NONDWELLING EQUIPMENT - 1475 Playground Community Bldg/Space Maintenance		\$0
	Subtotal of Estimated Cost		\$206,000	Subtotal of Estimated Cost		\$100,000

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Part II: Supporting Pages - Physical Needs Work Statement				
Work Statement for Year 1 FFY: 11	Work Statement for Year 2 FFY: 2012		Work Statement for Year 3 FFY: 2013	
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories
AMP 704	SITE IMPROVEMENTS - 1450 Concrete/Asphalt Landscaping/Site Improvements Sewers - Sanitary Storm Trash Enclosures Site Lighting Fence		\$0	SITE IMPROVEMENTS Concrete/Asphalt Landscaping/Site Improvements Sewers - Sanitary Storm Trash Enclosures Site Lighting Fence
See Annual Statement	DWELLING STRUCTURES - 1460 Exterior Building Roofing Siding/Downspouts Doors Windows Flooring Drywall Painting Kitchen Bath Electrical Fire Alarm System/Equipment Plumbing Mechanical LBP/Asbestos/Mold Abatement 504 Compliance Access Control/Video Surveillance		\$0	DWELLING STRUCTURES Exterior Building Roofing Siding/Downspouts Doors Windows Flooring Drywall Painting Kitchen Bath Electrical Fire Alarm System/Equipment Plumbing Mechanical LBP/Asbestos/Mold Abatement 504 Compliance Access Control/Video Surveillance
	DWELLING EQUIPMENT - 1465 Ranges/Refrigerators ADA Air Conditioners		\$0	DWELLING EQUIPMENT - 1465 Ranges/Refrigerators ADA Air Conditioners
	NONDWELLING STRUCTURES - 1470 Community Building/Space Access Control/Video Surveillance		\$0	NONDWELLING STRUCTURES - 1470 Community Building/Space Access Control/Video Surveillance
	NONDWELLING EQUIPMENT - 1475 Playground Community Bldg/Space Maintenance		\$0	NONDWELLING EQUIPMENT - 1475 Playground Community Bldg/Space Maintenance
	Subtotal of Estimated Cost		\$0	Subtotal of Estimated Cost
				\$0

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Part II: Supporting Pages - Physical Needs Work Statement

Work Statement for Year 1 FFY: 2012		Work Statement for Year 2 FFY: 2012		Work Statement for Year 3 FFY: 2013	
Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
AMP 705 SITE IMPROVEMENTS - 1450 Concrete/Asphalt Landscaping/Site Improvements Sewers - Sanitary Storm Trash Enclosures Site Lighting Fence		\$0	SITE IMPROVEMENTS Concrete/Asphalt Landscaping/Site Improvements Sewers - Sanitary Storm Trash Enclosures Site Lighting Fence		\$0
See Annual Statement	DWELLING STRUCTURES - 1460 Exterior Building Roofing Siding/Downspouts Doors Windows Flooring Drywall Painting Kitchen Bath Electrical Fire Alarm System/Equipment Plumbing Mechanical LBP/Asbestos/Mold Abatement 504 Compliance Access Control/Video Surveillance	\$250,000	DWELLING STRUCTURES Exterior Building Roofing Siding/Downspouts Doors Windows Flooring Drywall Painting Kitchen Bath Electrical Fire Alarm System/Equipment Plumbing Mechanical LBP/Asbestos/Mold Abatement 504 Compliance Access Control/Video Surveillance		\$15,000
	DWELLING EQUIPMENT - 1465 Ranges/Refrigerators ADA Air Conditioners	\$0	DWELLING EQUIPMENT - 1465 Ranges/Refrigerators ADA Air Conditioners		\$0
	NONDWELLING STRUCTURES - 1470 Community Building/Space Access Control/Video Surveillance	\$0	NONDWELLING STRUCTURES - 1470 Community Building/Space Access Control/Video Surveillance		\$0
	NONDWELLING EQUIPMENT - 1475 Playground Community Bldg/Space Maintenance	\$0	NONDWELLING EQUIPMENT - 1475 Playground Community Bldg/Space Maintenance		\$0
	Subtotal of Estimated Cost	\$250,000	Subtotal of Estimated Cost	Subtotal of Estimated Cost	\$15,000

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Part II: Supporting Pages - Physical Needs Work Statement

Work Statement for Year 1 FFY: 11		Work Statement for Year 2 FFY: 2012		Work Statement for Year 3 FFY: 2013	
Development Number/Name/General Categories	Quantity	Estimated Cost	Development Number/Name/General Categories	Quantity	Estimated Cost
AMP 706 SITE IMPROVEMENTS - 1450 Concrete/Asphalt Landscaping/Site Improvements Sewers - Sanitary Storm Trash Enclosures Site Lighting Fence		\$0	SITE IMPROVEMENTS Concrete/Asphalt Landscaping/Site Improvements Sewers - Sanitary Storm Trash Enclosures Site Lighting Fence		\$0
Annual Statement					
DWELLING STRUCTURES - 1460 Exterior Building Roofing Siding/Downspouts Doors Windows Flooring Drywall Painting Kitchen Bath Electrical Fire Alarm System/Equipment Plumbing Mechanical LBP/Asbestos/Mold Abatement 504 Compliance Access Control/Video Surveillance		\$0	DWELLING STRUCTURES Exterior Building Roofing Siding/Downspouts Doors Windows Flooring Drywall Painting Kitchen Bath Electrical Fire Alarm System/Equipment Plumbing Mechanical LBP/Asbestos/Mold Abatement 504 Compliance Access Control/Video Surveillance		\$0
DWELLING EQUIPMENT - 1465 Ranges/Refrigerators ADA Air Conditioners		\$0	DWELLING EQUIPMENT - 1465 Ranges/Refrigerators ADA Air Conditioners		\$0
NONDWELLING STRUCTURES - 1470 Community Building/Space Access Control/Video Surveillance		\$0	NONDWELLING STRUCTURES - 1470 Community Building/Space Access Control/Video Surveillance		\$0
NONDWELLING EQUIPMENT - 1475 Playground Community Bldg/Space Maintenance		\$0	NONDWELLING EQUIPMENT - 1475 Playground Community Bldg/Space Maintenance		\$0
Subtotal of Estimated Cost		\$0	Subtotal of Estimated Cost		\$0

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Part II: Supporting Pages - Physical Needs Work Statement

Work Statement for Year 1 FFY: 11		Work Statement for Year 2 FFY: 2012		Work Statement for Year 3 FFY: 2013	
Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
SITE IMPROVEMENTS - 1450			SITE IMPROVEMENTS		
Concrete/Asphalt		\$175,000	Concrete/Asphalt		\$270,000
Landscaping/Site Improvements		\$150,000	Landscaping/Site Improvements		\$75,000
Sewers - Sanitary Storm		\$25,000	Sewers - Sanitary Storm		\$175,000
Trash Enclosures			Trash Enclosures		
Site Lighting			Site Lighting		\$20,000
Fence			Fence		
DWELLING STRUCTURES - 1460			DWELLING STRUCTURES		
Exterior Building		\$765,000	Exterior Building		\$1,223,490
Roofing		\$100,000	Roofing		\$448,490
Siding/Downspouts		\$60,000	Siding/Downspouts		\$155,000
Doors		\$80,000	Doors		\$90,000
Windows		\$30,000	Windows		\$30,000
Flooring		\$50,000	Flooring		\$60,000
Drywall		\$30,000	Drywall		\$40,000
Painting		\$20,000	Painting		\$30,000
Kitchen		\$20,000	Kitchen		\$30,000
Bath		\$50,000	Bath		\$55,000
Electrical		\$40,000	Electrical		\$40,000
Fire Alarm System/Equipment		80,000	Fire Alarm System/Equipment		\$40,000
Plumbing		\$25,000	Plumbing		\$25,000
Mechanical		\$30,000	Mechanical		\$30,000
LBP/Asbestos/Mold Abatement		\$100,000	LBP/Asbestos/Mold Abatement		\$100,000
504 Compliance		\$50,000	504 Compliance		\$50,000
Access Control/Video Surveillance			Access Control/Video Surveillance		
DWELLING EQUIPMENT - 1465			DWELLING EQUIPMENT - 1465		
Ranges/Refrigerators		\$0	Ranges/Refrigerators		\$0
ADA Air Conditioners			ADA Air Conditioners		
NONDWELLING STRUCTURES - 1470			NONDWELLING STRUCTURES - 1470		
Community Building/Space		\$0	Community Building/Space		\$0
Access Control/Video Surveillance			Access Control/Video Surveillance		
NONDWELLING EQUIPMENT - 1475			NONDWELLING EQUIPMENT - 1475		
Playground		\$0	Playground		\$0
Community Bldg/Space Maintenance			Community Bldg/Space Maintenance		
Subtotal of Estimated Cost		\$940,000	Subtotal of Estimated Cost		\$1,493,490

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Work Statement for Year 3
FFY: 2013

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Part II: Supporting Pages - Physical Needs Work Statement

Work Statement for Year 1 FFY: 2011		Work Statement for Year 2 FFY: 2012		Work Statement for Year 3 FFY: 2013		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
AMP 710	SITE IMPROVEMENTS - 1450 Concrete/Asphalt Landscaping/Site Improvements Sewers - Sanitary Storm Trash Enclosures Site Lighting Fence		\$0	SITE IMPROVEMENTS Concrete/Asphalt Landscaping/Site Improvements Sewers - Sanitary Storm Trash Enclosures Site Lighting Fence		\$0
Star						
Annual	DWELLING STRUCTURES - 1460 Exterior Building Roofing Siding/Downspouts Doors Windows Flooring Drywall Painting Kitchen Bath Electrical Fire Alarm System/Equipment Plumbing Mechanical LBP/Asbestos/Mold Abatement 504 Compliance Access Control/Video Surveillance		\$20,000	DWELLING STRUCTURES Exterior Building Roofing Siding/Downspouts Doors Windows Flooring Drywall Painting Kitchen Bath Electrical Fire Alarm System/Equipment Plumbing Mechanical LBP/Asbestos/Mold Abatement 504 Compliance Access Control/Video Surveillance		\$12,000
Statement						\$20,000
	DWELLING EQUIPMENT - 1465 Ranges/Refrigerators ADA Air Conditioners		\$0	DWELLING EQUIPMENT - 1465 Ranges/Refrigerators ADA Air Conditioners		\$0
	NONDWELLING STRUCTURES - 1470 Community Building/Space		\$0	NONDWELLING STRUCTURES - 1470 Community Building/Space		\$0
	NONDWELLING EQUIPMENT - 1475 Playground Community Bldg/Space Maintenance		\$0	NONDWELLING EQUIPMENT - 1475 Playground Community Bldg/Space Maintenance		\$0
	Subtotal of Estimated Cost		\$20,000	Subtotal of Estimated Cost		\$32,000

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Part II: Supporting Pages - Physical Needs Work Statement

Work Statement for Year 1 FFY: 11		Work Statement for Year 2 FFY: 2012		Work Statement for Year 3 FFY: 2013	
Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
AMP 712			SITE IMPROVEMENTS - 1450		
Concrete/Asphalt		\$0	Concrete/Asphalt		\$0
Landscaping/Site Improvements			Landscaping/Site Improvements		
Sewers - Sanitary Storm			Sewers - Sanitary Storm		
Trash Enclosures			Trash Enclosures		
Site Lighting			Site Lighting		
Fence			Fence		
			DWELLING STRUCTURES - 1460		\$0
Exterior Building			Exterior Building		
Roofing			Roofing		
Siding/Downspouts			Siding/Downspouts		
Doors			Doors		
Windows			Windows		
Flooring			Flooring		
Drywall			Drywall		
Painting			Painting		
Kitchen			Kitchen		
Bath			Bath		
Electrical			Electrical		
Fire Alarm System/Equipment			Fire Alarm System/Equipment		
Plumbing			Plumbing		
Mechanical			Mechanical		
LEP/Asbestos/Mold Abatement			LEP/Asbestos/Mold Abatement		
504 Compliance			504 Compliance		
Access Control/Video Surveillance			Access Control/Video Surveillance		
		\$0	DWELLING EQUIPMENT - 1465		\$0
Ranges/Refrigerators			Ranges/Refrigerators		
ADA Air Conditioners			ADA Air Conditioners		
NONDWELLING STRUCTURES - 1470		\$0	NONDWELLING STRUCTURES - 1470		\$0
Community Building/Space			Community Building/Space		
Access Control/Video Surveillance			Access Control/Video Surveillance		
NONDWELLING EQUIPMENT - 1475		\$0	NONDWELLING EQUIPMENT - 1475		\$0
Playground			Playground		
Community Bldg/Space			Community Bldg/Space		
Maintenance			Maintenance		
Subtotal of Estimated Cost		\$0	Subtotal of Estimated Cost		\$0

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Part II: Supporting Pages - Physical Needs Work Statement			
Work Statement for Year 1 FFY: 2012		Work Statement for Year 3 FFY: 2013	
Work Statement for Year 1 FFY: 2012	Development Number/Name/General Description of Major Work Categories	Development Number/Name/General Description of Major Work Categories	Quantity
AMP 714	SITE IMPROVEMENTS - 1450 Concrete/Asphalt Landscaping/Site Improvements Sewers - Sanitary Storm Trash Enclosures Site Lighting Fence	SITE IMPROVEMENTS Concrete/Asphalt Landscaping/Site Improvements Sewers - Sanitary Storm Trash Enclosures Site Lighting Fence	\$0
Annual Statement	DWELLING STRUCTURES - 1460 Exterior Building Roofing Siding/Downspouts Doors Windows Flooring Drywall Painting Kitchen Bath Electrical Fire Alarm System/Equipment Plumbing Mechanical LBP/Asbestos/Mold Abatement 504 Compliance Access Control/Video Surveillance	DWELLING STRUCTURES Exterior Building Roofing Siding/Downspouts Doors Windows Flooring Drywall Painting Kitchen Bath Electrical Fire Alarm System/Equipment Plumbing Mechanical LBP/Asbestos/Mold Abatement 504 Compliance Access Control/Video Surveillance	\$0
	DWELLING EQUIPMENT - 1465 Ranges/Refrigerators ADA Air Conditioners	DWELLING EQUIPMENT - 1465 Ranges/Refrigerators ADA Air Conditioners	\$0
	NONDWELLING STRUCTURES - 1470 Community Building/Space Access Control/Video Surveillance	NONDWELLING STRUCTURES - 1470 Community Building/Space Access Control/Video Surveillance	\$0
	NONDWELLING EQUIPMENT - 1475 Playground Community Bldg/Space Maintenance	NONDWELLING EQUIPMENT - 1475 Playground Community Bldg/Space Maintenance	\$0
	Subtotal of Estimated Cost	Subtotal of Estimated Cost	\$0

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Work Statement for Year 1 FFY: 11		Work Statement for Year 2 FFY: 2012		Work Statement for Year 3 FFY: 2013	
Development Number/Name/General Description of Major Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
AMP 715 SITE IMPROVEMENTS - 1450		\$0	SITE IMPROVEMENTS		\$100,000
Concrete/Asphalt Landscaping/Site Improvements			Concrete/Asphalt Landscaping/Site Improvements		\$100,000
Sewers - Sanitary Storm			Sewers - Sanitary Storm		
Trash Enclosures			Trash Enclosures		
Site Lighting			Site Lighting		
Fence			Fence		
DWELLING STRUCTURES - 1460		\$0	DWELLING STRUCTURES		\$150,000
Exterior Building			Exterior Building		
Roofing			Roofing		
Siding/Downspouts			Siding/Downspouts		
Doors			Doors		
Windows			Windows		
Flooring			Flooring		
Drywall			Drywall		
Painting			Painting		
Kitchen			Kitchen		
Bath			Bath		
Electrical			Electrical		
Fire Alarm System/Equipment			Fire Alarm System/Equipment		\$50,000
Plumbing			Plumbing		\$100,000
Mechanical			Mechanical		
LBP/Asbestos/Mold Abatement			LBP/Asbestos/Mold Abatement		
504 Compliance			504 Compliance		
Access Control/Video Surveillance			Access Control/Video Surveillance		
DWELLING EQUIPMENT - 1465		\$0	DWELLING EQUIPMENT - 1465		\$0
Ranges/Refrigerators			Ranges/Refrigerators		
ADA Air Conditioners			ADA Air Conditioners		
NONDWELLING STRUCTURES - 1470		\$0	NONDWELLING STRUCTURES - 1470		\$0
Community Building/Space			Community Building/Space		
Access Control/Video Surveillance			Access Control/Video Surveillance		
NONDWELLING EQUIPMENT - 1475		\$0	NONDWELLING EQUIPMENT - 1475		\$0
Playground			Playground		
Community Bldg/Space Maintenance			Community Bldg/Space Maintenance		
Subtotal of Estimated Cost		\$0	Subtotal of Estimated Cost		\$250,000

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Part II: Supporting Pages - Physical Needs Work Statement				
Work Statement for Year 2 FFY: 2012		Work Statement for Year 3 FFY: 2013		
Work Statement for Year 1 FFY: 11	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories
AMP 717	SITE IMPROVEMENTS - 1450 Concrete/Asphalt Landscaping/Site Improvements Sewers - Sanitary Storm Trash Enclosures Site Lighting Fence		\$0	SITE IMPROVEMENTS Concrete/Asphalt Landscaping/Site Improvements Sewers - Sanitary Storm Trash Enclosures Site Lighting Fence
See Annual Statement	DWELLING STRUCTURES - 1460 Exterior Building Roofing Siding/Downspouts Doors Windows Flooring Drywall Painting Kitchen Bath Electrical Fire Alarm System/Equipment Plumbing Mechanical LBP/Asbestos/Mold Abatement 504 Compliance Access Control/Video Surveillance		\$0	DWELLING STRUCTURES Exterior Building Roofing Siding/Downspouts Doors Windows Flooring Drywall Painting Kitchen Bath Electrical Fire Alarm System/Equipment Plumbing Mechanical LBP/Asbestos/Mold Abatement 504 Compliance Access Control/Video Surveillance
	DWELLING EQUIPMENT - 1465 Ranges/Refrigerators ADA Air Conditioners		\$0	DWELLING EQUIPMENT - 1465 Ranges/Refrigerators ADA Air Conditioners
	NONDWELLING STRUCTURES - 1470 Community Building/Space Access Control/Video Surveillance		\$0	NONDWELLING STRUCTURES - 1470 Community Building/Space Access Control/Video Surveillance
	NONDWELLING EQUIPMENT - 1475 Playground Community Bldg/Space Maintenance		\$0	NONDWELLING EQUIPMENT - 1475 Playground Community Bldg/Space Maintenance
	Subtotal of Estimated Cost		\$0	Subtotal of Estimated Cost
				\$25,000
				\$25,000
				\$0
				\$0
				\$0
				\$0
				\$25,000

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Work Statement for Year 1 FFY: 2011		Work Statement for Year 2 FFY: 2012		Work Statement for Year 3 FFY: 2013	
Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
AMP 724 SITE IMPROVEMENTS - 1450 Concrete/Asphalt Landscaping/Site Improvements Sewers - Sanitary Storm Trash Enclosures Site Lighting Fence		\$0	SITE IMPROVEMENTS Concrete/Asphalt Landscaping/Site Improvements Sewers - Sanitary Storm Trash Enclosures Site Lighting Fence		\$20,000
DWELLING STRUCTURES - 1460 Exterior Building Roofing Siding/Downspouts Doors Windows Flooring Drywall Painting Kitchen Bath Electrical Fire Alarm System/Equipment Plumbing Mechanical LBP/Asbestos/Mold Abatement 504 Compliance Access Control/Video Surveillance		\$0	DWELLING STRUCTURES Exterior Building Roofing Siding/Downspouts Doors Windows Flooring Drywall Painting Kitchen Bath Electrical Fire Alarm System/Equipment Plumbing Mechanical LBP/Asbestos/Mold Abatement 504 Compliance Access Control/Video Surveillance		\$130,000
DWELLING EQUIPMENT - 1465 Ranges/Refrigerators ADA Air Conditioners		\$0	DWELLING EQUIPMENT - 1465 Ranges/Refrigerators ADA Air Conditioners		\$0
NONDWELLING STRUCTURES - 1470 Community Building/Space Access Control/Video Surveillance		\$0	NONDWELLING STRUCTURES - 1470 Community Building/Space Access Control/Video Surveillance		\$0
NONDWELLING EQUIPMENT - 1475 Playground Community Bldg/Space Maintenance		\$0	NONDWELLING EQUIPMENT - 1475 Playground Community Bldg/Space Maintenance		\$0
Subtotal of Estimated Cost		\$0	Subtotal of Estimated Cost		\$150,000

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Part II: Supporting Pages - Physical Needs Work Statement						
Work Statement for Year 1 FFY: 11		Work Statement for Year 2 FFY: 2012		Work Statement for Year 3 FFY: 2013		
	Development Number/Name/General Description of Major Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
AMP 725	SITE IMPROVEMENTS - 1450		\$250,000	SITE IMPROVEMENTS		\$0
	Concrete/Asphalt			Concrete/Asphalt		
	Landscaping/Site Improvements		\$250,000	Landscaping/Site Improvements		
	Sewers - Sanitary Storm			Sewers - Sanitary Storm		
	Trash Enclosures			Trash Enclosures		
	Site Lighting			Site Lighting		
	Fence			Fence		
	DWELLING STRUCTURES - 1460		\$0	DWELLING STRUCTURES		\$0
	Exterior Building			Exterior Building		
	Roofing			Roofing		
	Siding/Downspouts			Siding/Downspouts		
	Doors			Doors		
	Windows			Windows		
	Flooring			Flooring		
	Drywall			Drywall		
	Painting			Painting		
	Kitchen			Kitchen		
	Bath			Bath		
	Electrical			Electrical		
	Fire Alarm System/Equipment			Fire Alarm System/Equipment		
	Plumbing			Plumbing		
	Mechanical			Mechanical		
	LBP/Asbestos/Mold Abatement			LBP/Asbestos/Mold Abatement		
	504 Compliance			504 Compliance		
	Access Control/Video Surveillance			Access Control/Video Surveillance		
	DWELLING EQUIPMENT - 1465		\$0	DWELLING EQUIPMENT - 1465		\$0
	Ranges/Refrigerators			Ranges/Refrigerators		
	ADA Air Conditioners			ADA Air Conditioners		
	NONDWELLING STRUCTURES - 1470		\$0	NONDWELLING STRUCTURES - 1470		\$0
	Community Building/Space			Community Building/Space		
	Access Control/Video Surveillance			Access Control/Video Surveillance		
	NONDWELLING EQUIPMENT - 1475		\$0	NONDWELLING EQUIPMENT - 1475		\$0
	Playground			Playground		
	Community Bldg/Space			Community Bldg/Space		
	Maintenance			Maintenance		
	Subtotal of Estimated Cost		\$250,000	Subtotal of Estimated Cost		\$0

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Part II: Supporting Pages - Physical Needs Work Statement			
Work Statement for Year 1 FFY: 11		Work Statement for Year 2 FFY: 2012	
Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Work Statement for Year 3 FFY: 2013
AMP 727			
SITE IMPROVEMENTS - 1450			
Concrete/Asphalt		\$20,000	
Landscaping/Site Improvements			
Sewers - Sanitary Storm			
Trash Enclosures		\$20,000	
Site Lighting			
Fence			
DWELLING STRUCTURES - 1460			
Exterior Building		\$700,000	
Roofing			
Siding/Downspouts			
Doors			
Windows			
Flooring			
Drywall			
Painting			
Kitchen			
Bath			
Electrical			
Fire Alarm System/Equipment		\$700,000	
Plumbing			
Mechanical			
LBP/Asbestos/Mold Abatement			
504 Compliance			
Access Control/Video Surveillance			
DWELLING EQUIPMENT - 1465		\$0	
Ranges/Refrigerators			
ADA Air Conditioners			
NONDWELLING STRUCTURES - 1470		\$0	
Community Building/Space			
Access Control/Video Surveillance			
NONDWELLING EQUIPMENT - 1475		\$0	
Playground			
Community Bldg/Space Maintenance			
Subtotal of Estimated Cost		\$720,000	Subtotal of Estimated Cost
			\$45,000

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Work Statement for Year 1 FFY: 2012		Work Statement for Year 2 FFY: 2012		Work Statement for Year 3 FFY: 2013	
Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
SITE IMPROVEMENTS - 1450 Concrete/Asphalt Landscaping/Site Improvements Sewers - Sanitary Storm Trash Enclosures Site Lighting Fence		\$0	SITE IMPROVEMENTS Concrete/Asphalt Landscaping/Site Improvements Sewers - Sanitary Storm Trash Enclosures Site Lighting Fence		\$0
DWELLING STRUCTURES - 1460 Exterior Building Roofing Siding/Downspouts Doors Windows Flooring Drywall Painting Kitchen Bath Electrical Fire Alarm System/Equipment Plumbing Mechanical LBP/Asbestos/Mold Abatement 504 Compliance Access Control/Video Surveillance		\$15,000	DWELLING STRUCTURES Exterior Building Roofing Siding/Downspouts Doors Windows Flooring Drywall Painting Kitchen Bath Electrical Fire Alarm System/Equipment Plumbing Mechanical LBP/Asbestos/Mold Abatement 504 Compliance Access Control/Video Surveillance		\$0
DWELLING EQUIPMENT - 1465 Ranges/Refrigerators ADA Air Conditioners		\$0	DWELLING EQUIPMENT - 1465 Ranges/Refrigerators ADA Air Conditioners		\$0
NONDWELLING STRUCTURES - 1470 Community Building/Space Access Control/Video Surveillance		\$0	NONDWELLING STRUCTURES - 1470 Community Building/Space Access Control/Video Surveillance		\$0
NONDWELLING EQUIPMENT - 1475 Playground Community Bldg/Space Maintenance		\$0	NONDWELLING EQUIPMENT - 1475 Playground Community Bldg/Space Maintenance		\$0
Subtotal of Estimated Cost		\$15,000	Subtotal of Estimated Cost		\$0

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Work Statement for Year 1 FFY: 2011		Work Statement for Year 2 FFY: 2012		
Development Number/Name/General Description of Major Work Categories	Estimated Cost	Quantity	Development Number/Name/General Description of Major Work Categories	Estimated Cost
AMP 740 SITE IMPROVEMENTS - 1450			SITE IMPROVEMENTS	
Concrete/Asphalt	\$100,000		Concrete/Asphalt	\$0
Landscaping/Site Improvements	\$50,000		Landscaping/Site Improvements	
Sewers - Sanitary Storm	\$50,000		Sewers - Sanitary Storm	
Trash Enclosures			Trash Enclosures	
Site Lighting			Site Lighting	
Fence			Fence	
DWELLING STRUCTURES - 1460			DWELLING STRUCTURES	
Exterior Building	\$150,000		Exterior Building	\$0
Roofing	\$150,000		Roofing	
Siding/Downspouts			Siding/Downspouts	
Doors			Doors	
Windows			Windows	
Flooring			Flooring	
Drywall			Drywall	
Painting			Painting	
Kitchen			Kitchen	
Bath			Bath	
Electrical			Electrical	
Fire Alarm System/Equipment			Fire Alarm System/Equipment	
Plumbing			Plumbing	
Mechanical			Mechanical	
LBP/Asbestos/Mold Abatement			LBP/Asbestos/Mold Abatement	
504 Compliance			504 Compliance	
Access Control/Video Surveillance			Access Control/Video Surveillance	
DWELLING EQUIPMENT - 1465	\$0		DWELLING EQUIPMENT - 1465	\$0
Ranges/Refrigerators			Ranges/Refrigerators	
ADA Air Conditioners			ADA Air Conditioners	
NONDWELLING STRUCTURES - 1470	\$0		NONDWELLING STRUCTURES - 1470	\$0
Community Building/Space			Community Building/Space	
Access Control/Video Surveillance			Access Control/Video Surveillance	
NONDWELLING EQUIPMENT - 1475	\$0		NONDWELLING EQUIPMENT - 1475	\$0
Playground			Playground	
Community Bldg/Space			Community Bldg/Space	
Maintenance			Maintenance	
Subtotal of Estimated Cost	\$250,000		Subtotal of Estimated Cost	\$0

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Work Statement for Year 1 FFY: 2011		Work Statement for Year 2 FFY: 2012		Work Statement for Year 3 FFY: 2013		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
AMP 741	SITE IMPROVEMENTS - 1450 Concrete/Asphalt Landscaping/Site Improvements Sewers - Sanitary Storm Trash Enclosures Site Lighting Fence		\$0	SITE IMPROVEMENTS Concrete/Asphalt Landscaping/Site Improvements Sewers - Sanitary Storm Trash Enclosures Site Lighting Fence		\$250,000 \$150,000 \$100,000
Annual Statement	DWELLING STRUCTURES - 1460 Exterior Building Roofing Siding/Downspouts Doors Windows Flooring Drywall Painting Kitchen Bath Electrical Fire Alarm System/Equipment Plumbing Mechanical LBP/Asbestos/Mold Abatement 504 Compliance Access Control/Video Surveillance		\$0	DWELLING STRUCTURES Exterior Building Roofing Siding/Downspouts Doors Windows Flooring Drywall Painting Kitchen Bath Electrical Fire Alarm System/Equipment Plumbing Mechanical LBP/Asbestos/Mold Abatement 504 Compliance Access Control/Video Surveillance		\$600,000 \$600,000
	DWELLING EQUIPMENT - 1465 Ranges/Refrigerators ADA Air Conditioners		\$0	DWELLING EQUIPMENT - 1465 Ranges/Refrigerators ADA Air Conditioners		\$0
	NONDWELLING STRUCTURES - 1470 Community Building/Space Access Control/Video Surveillance		\$0	NONDWELLING STRUCTURES - 1470 Community Building/Space Access Control/Video Surveillance		\$0
	NONDWELLING EQUIPMENT - 1475 Playground Community Bldg/Space Maintenance		\$0	NONDWELLING EQUIPMENT - 1475 Playground Community Bldg/Space Maintenance		\$0
	Subtotal of Estimated Cost		\$0	Subtotal of Estimated Cost		\$850,000

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Work Statement for Year 1 FFY: 11	Work Statement for Year 2 FFY: 2012		Work Statement for Year 3 FFY: 2013	
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories
AMP 744	SITE IMPROVEMENTS - 1450		\$0	SITE IMPROVEMENTS
	Concrete/Asphalt			Concrete/Asphalt
	Landscaping/Site Improvements			Landscaping/Site Improvements
	Sewers - Sanitary Storm			Sewers - Sanitary Storm
	Trash Enclosures			Trash Enclosures
	Site Lighting			Site Lighting
	Fence			Fence
	DWELLING STRUCTURES - 1460		\$25,000	DWELLING STRUCTURES
	Exterior Building			Exterior Building
	Roofing			Roofing
	Siding/Dowaspouts			Siding/Dowaspouts
	Doors			Doors
	Windows			Windows
	Flooring			Flooring
	Drywall			Drywall
	Painting			Painting
	Kitchen			Kitchen
	Bath			Bath
	Electrical			Electrical
	Fire Alarm System/Equipment			Fire Alarm System/Equipment
	Plumbing			Plumbing
	Mechanical		\$25,000	Mechanical
	LBP/Asbestos/Mold Abatement			LBP/Asbestos/Mold Abatement
	504 Compliance			504 Compliance
	Access Control/Video Surveillance			Access Control/Video Surveillance
	DWELLING EQUIPMENT - 1465		\$0	DWELLING EQUIPMENT - 1465
	Ranges/Refrigerators			Ranges/Refrigerators
	ADA Air Conditioners			ADA Air Conditioners
	NONDWELLING STRUCTURES - 1470		\$0	NONDWELLING STRUCTURES - 1470
	Community Building/Space			Community Building/Space
	Access Control/Video Surveillance			Access Control/Video Surveillance
	NONDWELLING EQUIPMENT - 1475		\$0	NONDWELLING EQUIPMENT - 1475
	Playground			Playground
	Community Bldg/Space			Community Bldg/Space
	Maintenance			Maintenance
	Subtotal of Estimated Cost		\$25,000	Subtotal of Estimated Cost
				\$0

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Development Number/Name/General Description of Major Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
AMP 745 SITE IMPROVEMENTS - 1450 Concrete/Asphalt Landscaping/Site Improvements Sewers - Sanitary Storm Trash Enclosures Site Lighting Fence		\$0	SITE IMPROVEMENTS Concrete/Asphalt Landscaping/Site Improvements Sewers - Sanitary Storm Trash Enclosures Site Lighting Fence		\$0
Site DWELLING STRUCTURES - 1460 Exterior Building Roofing Siding/Downspouts Doors Windows Flooring Drywall Painting Kitchen Bath Electrical Fire Alarm System/Equipment Plumbing Mechanical LBP/Asbestos/Mold Abatement 504 Compliance Access Control/Video Surveillance		\$0	DWELLING STRUCTURES Exterior Building Roofing Siding/Downspouts Doors Windows Flooring Drywall Painting Kitchen Bath Electrical Fire Alarm System/Equipment Plumbing Mechanical LBP/Asbestos/Mold Abatement 504 Compliance Access Control/Video Surveillance		\$0
Annual Statement DWELLING EQUIPMENT - 1465 Ranges/Refrigerators ADA Air Conditioners		\$0	DWELLING EQUIPMENT - 1465 Ranges/Refrigerators ADA Air Conditioners		\$0
NONDWELLING STRUCTURES - 1470 Community Building/Space Access Control/Video Surveillance		\$0	NONDWELLING STRUCTURES - 1470 Community Building/Space Access Control/Video Surveillance		\$0
NONDWELLING EQUIPMENT - 1475 Playground Community Bldg/Space Maintenance		\$0	NONDWELLING EQUIPMENT - 1475 Playground Community Bldg/Space Maintenance		\$0
Subtotal of Estimated Cost		\$0	Subtotal of Estimated Cost		\$0

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Work Statement for Year 1 FFY: 2011		Work Statement for Year 2 FFY: 2012		Work Statement for Year 3 FFY: 2013		
	Development Number/Name/General Description of Major Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
AMP 747	SITE IMPROVEMENTS - 1450 Concrete/Asphalt Landscaping/Site Improvements Sewers - Sanitary Storm Trash Enclosures Site Lighting Fence		\$0	SITE IMPROVEMENTS Concrete/Asphalt Landscaping/Site Improvements Sewers - Sanitary Storm Trash Enclosures Site Lighting Fence		\$0
	DWELLING STRUCTURES - 1460 Exterior Building Roofing Siding/Downspouts Doors Windows Flooring Drywall Painting Kitchen Bath Electrical Fire Alarm System/Equipment Plumbing Mechanical LBP/Asbestos/Mold Abatement 504 Compliance Access Control/Video Surveillance		\$0	DWELLING STRUCTURES Exterior Building Roofing Siding/Downspouts Doors Windows Flooring Drywall Painting Kitchen Bath Electrical Fire Alarm System/Equipment Plumbing Mechanical LBP/Asbestos/Mold Abatement 504 Compliance Access Control/Video Surveillance		\$0
	DWELLING EQUIPMENT - 1465 Ranges/Refrigerators ADA Air Conditioners		\$0	DWELLING EQUIPMENT - 1465 Ranges/Refrigerators ADA Air Conditioners		\$0
	NONDWELLING STRUCTURES - 1470 Community Building/Space Access Control/Video Surveillance		\$0	NONDWELLING STRUCTURES - 1470 Community Building/Space Access Control/Video Surveillance		\$0
	NONDWELLING EQUIPMENT - 1475 Playground Community Bldg/Space Maintenance		\$0	NONDWELLING EQUIPMENT - 1475 Playground Community Bldg/Space Maintenance		\$0
	Subtotal of Estimated Cost		\$0	Subtotal of Estimated Cost		\$0

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Work Statement for Year 1 FFY: 11	Work Statement for Year 4 FFY: 2014			Work Statement for Year 5 FFY: 2015		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
AMP 703	SITE IMPROVEMENTS - 1450 Concrete/Asphalt Landscaping/Site Improvements Sewers - Sanitary Storm Trash Enclosures Site Lighting Fence		\$100,000 \$100,000	SITE IMPROVEMENTS Concrete/Asphalt Landscaping/Site Improvements Sewers - Sanitary Storm Trash Enclosures Site Lighting Fence		\$0
Subtotal						
Annual Statement	DWELLING STRUCTURES - 1460 Exterior Building Roofing Siding/Downspouts Doors Windows Flooring Drywall Painting Kitchen Bath Electrical Fire Alarm System/Equipment Plumbing Mechanical LEP/Asbestos/Mold Abatement 504 Compliance Access Control/Video Surveillance		\$0	DWELLING STRUCTURES Exterior Building Roofing Siding/Downspouts Doors Windows Flooring Drywall Painting Kitchen Bath Electrical Fire Alarm System/Equipment Plumbing Mechanical LEP/Asbestos/Mold Abatement 504 Compliance Access Control/Video Surveillance		\$0
	DWELLING EQUIPMENT - 1465 Ranges/Refrigerators ADA Air Conditioners		\$0	DWELLING EQUIPMENT - 1465 Ranges/Refrigerators ADA Air Conditioners		\$0
	NONDWELLING STRUCTURES - 1470 Community Building/Space Access Control/Video Surveillance			NONDWELLING STRUCTURES - 1470 Community Building/Space Access Control/Video Surveillance		
	NONDWELLING EQUIPMENT - 1475 Playground Community Bldg/Space Maintenance		\$0	NONDWELLING EQUIPMENT - 1475 Playground Community Bldg/Space Maintenance		\$0
	Subtotal of Estimated Cost		\$100,000	Subtotal of Estimated Cost		\$0

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Work Statement for Year 1 FFY:	Work Statement for Year 4 FFY: 2014		Work Statement for Year 5 FFY: 2015	
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories
AMP 704	SITE IMPROVEMENTS - 1450		\$0	SITE IMPROVEMENTS
	Concrete/Asphalt			Concrete/Asphalt
	Landscaping/Site Improvements			Landscaping/Site Improvements
	Sewers - Sanitary Storm			Sewers - Sanitary Storm
	Trash Enclosures			Trash Enclosures
	Site Lighting			Site Lighting
	Fence			Fence
			\$0	
	DWELLING STRUCTURES - 1460		\$0	DWELLING STRUCTURES
	Exterior Building			Exterior Building
	Roofing			Roofing
	Siding/Downspouts			Siding/Downspouts
	Doors			Doors
	Windows			Windows
	Flooring			Flooring
	Drywall			Drywall
	Painting			Painting
	Kitchen			Kitchen
	Bath			Bath
	Electrical			Electrical
	Fire Alarm System/Equipment			Fire Alarm System/Equipment
	Plumbing			Plumbing
	Mechanical			Mechanical
	LEP/Asbestos/Mold Abatement			LEP/Asbestos/Mold Abatement
	504 Compliance			504 Compliance
	Access Control/Video Surveillance			Access Control/Video Surveillance
	DWELLING EQUIPMENT - 1465		\$0	DWELLING EQUIPMENT - 1465
	Ranges/Refrigerators			Ranges/Refrigerators
	ADA Air Conditioners			ADA Air Conditioners
	NONDWELLING STRUCTURES - 1470			NONDWELLING STRUCTURES - 1470
	Community Building/Space			Community Building/Space
	Access Control/Video Surveillance			Access Control/Video Surveillance
	NONDWELLING EQUIPMENT - 1475		\$0	NONDWELLING EQUIPMENT - 1475
	Playground			Playground
	Community Bldg/Space Maintenance			Community Bldg/Space Maintenance
			\$0	
	Subtotal of Estimated Cost			Subtotal of Estimated Cost
			\$0	\$0

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Work Statement for Year 1 FFY: 11		Work Statement for Year 4 FFY: 2014		Work Statement for Year 5 FFY: 2015	
Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
AMP 705 SITE IMPROVEMENTS - 1450 Concrete/Asphalt Landscaping/Site Improvements Sewers - Sanitary Storm Trash Enclosures Site Lighting Fence		\$0	SITE IMPROVEMENTS Concrete/Asphalt Landscaping/Site Improvements Sewers - Sanitary Storm Trash Enclosures Site Lighting Fence		\$0
DWELLING STRUCTURES - 1460 Exterior Building Roofing Siding/Downspouts Doors Windows Flooring Drywall Painting Kitchen Bath Electrical Fire Alarm System/Equipment Plumbing Mechanical LEP/Asbestos/Mold Abatement 504 Compliance Access Control/Video Surveillance		\$40,000	DWELLING STRUCTURES Exterior Building Roofing Siding/Downspouts Doors Windows Flooring Drywall Painting Kitchen Bath Electrical Fire Alarm System/Equipment Plumbing Mechanical LEP/Asbestos/Mold Abatement 504 Compliance Access Control/Video Surveillance		\$150,000
DWELLING EQUIPMENT - 1465 Ranges/Refrigerators ADA Air Conditioners		\$0	DWELLING EQUIPMENT - 1465 Ranges/Refrigerators ADA Air Conditioners		\$0
NONDWELLING STRUCTURES - 1470 Community Building/Space Access Control/Video Surveillance			NONDWELLING STRUCTURES - 1470 Community Building/Space Access Control/Video Surveillance		
NONDWELLING EQUIPMENT - 1475 Playground Community Bldg/Space Maintenance		\$0	NONDWELLING EQUIPMENT - 1475 Playground Community Bldg/Space Maintenance		\$0
Subtotal of Estimated Cost		\$40,000	Subtotal of Estimated Cost		\$150,000

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Work Statement for Year 1 FFY:	Work Statement for Year 4 FFY: 2014			Work Statement for Year 5 FFY: 2015		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
AMP 706	SITE IMPROVEMENTS - 1450 Concrete/Asphalt Landscaping/Site Improvements Sewers - Sanitary Storm Trash Enclosures Site Lighting Fence		\$0	SITE IMPROVEMENTS Concrete/Asphalt Landscaping/Site Improvements Sewers - Sanitary Storm Trash Enclosures Site Lighting Fence		\$0
See Annual Statement	DWELLING STRUCTURES - 1460 Exterior Building Roofing Siding/Downspouts Doors Windows Flooring Drywall Painting Kitchen Bath Electrical Fire Alarm System/Equipment Plumbing Mechanical LBP/Asbestos/Mold Abatement 504 Compliance Access Control/Video Surveillance		\$0	DWELLING STRUCTURES Exterior Building Roofing Siding/Downspouts Doors Windows Flooring Drywall Painting Kitchen Bath Electrical Fire Alarm System/Equipment Plumbing Mechanical LBP/Asbestos/Mold Abatement 504 Compliance Access Control/Video Surveillance		\$0
	DWELLING EQUIPMENT - 1465 Ranges/Refrigerators ADA Air Conditioners		\$0	DWELLING EQUIPMENT - 1465 Ranges/Refrigerators ADA Air Conditioners		\$0
	NONDWELLING STRUCTURES - 1470 Community Building/Space Access Control/Video Surveillance			NONDWELLING STRUCTURES - 1470 Community Building/Space Access Control/Video Surveillance		
	NONDWELLING EQUIPMENT - 1475 Playground Community Bldg/Space Maintenance		\$0	NONDWELLING EQUIPMENT - 1475 Playground Community Bldg/Space Maintenance		\$0
	Subtotal of Estimated Cost		\$0	Subtotal of Estimated Cost		\$0

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Work Statement for Year 1 FFY:	Work Statement for Year 4 FFY: 2014			Work Statement for Year 5 FFY: 2015		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
AMP 708	SITE IMPROVEMENTS - 1450 Concrete/Asphalt Landscaping/Site Improvements Sewers - Sanitary Storm Trash Enclosures Site Lighting Fence		\$200,000 \$25,000 \$175,000	SITE IMPROVEMENTS Concrete/Asphalt Landscaping/Site Improvements Sewers - Sanitary Storm Trash Enclosures Site Lighting Fence		\$150,000 \$150,000
Annual Statement	DWELLING STRUCTURES - 1460 Exterior Building Roofing Siding/Downspouts Doors Windows Flooring Drywall Painting Kitchen Bath Electrical Fire Alarm System/Equipment Plumbing Mechanical LEP/Asbestos/Mold Abatement 504 Compliance Access Control/Video Surveillance		\$1,670,000 \$430,000 \$172,000 \$100,000 \$43,000 \$85,000 \$70,000 \$40,000 \$70,000 \$140,000 \$105,000 \$100,000 \$85,000 \$30,000 \$150,000 \$50,000	DWELLING STRUCTURES Exterior Building Roofing Siding/Downspouts Doors Windows Flooring Drywall Painting Kitchen Bath Electrical Fire Alarm System/Equipment Plumbing Mechanical LEP/Asbestos/Mold Abatement 504 Compliance Access Control/Video Surveillance		\$800,000 \$110,000 \$70,000 \$90,000 \$30,000 \$60,000 \$40,000 \$30,000 \$30,000 \$55,000 \$40,000 \$25,000 \$30,000 \$100,000 \$50,000
	DWELLING EQUIPMENT - 1465 Ranges/Refrigerators ADA Air Conditioners		\$0	DWELLING EQUIPMENT - 1465 Ranges/Refrigerators ADA Air Conditioners		\$0
	NONDWELLING STRUCTURES - 1470 Community Building/Space Access Control/Video Surveillance			NONDWELLING STRUCTURES - 1470 Community Building/Space Access Control/Video Surveillance		
	NONDWELLING EQUIPMENT - 1475 Playground Community Bldg/Space Maintenance		\$0	NONDWELLING EQUIPMENT - 1475 Playground Community Bldg/Space Maintenance		\$0
	Subtotal of Estimated Cost		\$1,870,000	Subtotal of Estimated Cost		\$950,000

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Work Statement for Year 1 FFY: 11	Work Statement for Year 4 FFY: 2014			Work Statement for Year 5 FFY: 2015		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
AMP 709	SITE IMPROVEMENTS - 1450 Concrete/Asphalt Landscaping/Site Improvements Sewers - Sanitary Storm Trash Enclosures Site Lighting Fence		\$10,000 \$10,000	SITE IMPROVEMENTS Concrete/Asphalt Landscaping/Site Improvements Sewers - Sanitary Storm Trash Enclosures Site Lighting Fence		\$0
\$0	DWELLING STRUCTURES - 1460 Exterior Building Roofing Siding/Downspouts Doors Windows Flooring Drywall Painting Kitchen Bath Electrical Fire Alarm System/Equipment Plumbing Mechanical LBP/Asbestos/Mold Abatement 504 Compliance Access Control/Video Surveillance		\$7,000	DWELLING STRUCTURES Exterior Building Roofing Siding/Downspouts Doors Windows Flooring Drywall Painting Kitchen Bath Electrical Fire Alarm System/Equipment Plumbing Mechanical LBP/Asbestos/Mold Abatement 504 Compliance Access Control/Video Surveillance		\$85,000 \$85,000
	DWELLING EQUIPMENT - 1465 Ranges/Refrigerators ADA Air Conditioners		\$0	DWELLING EQUIPMENT - 1465 Ranges/Refrigerators ADA Air Conditioners		\$0
	NONDWELLING STRUCTURES - 1470 Community Building/Space Access Control/Video Surveillance			NONDWELLING STRUCTURES - 1470 Community Building/Space Access Control/Video Surveillance		
	NONDWELLING EQUIPMENT - 1475 Playground Community Bldg/Space Maintenance		\$0	NONDWELLING EQUIPMENT - 1475 Playground Community Bldg/Space Maintenance		\$0
	Subtotal of Estimated Cost		\$17,000	Subtotal of Estimated Cost		\$85,000

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Work Statement for Year 4 FFY: 2014		Work Statement for Year 5 FFY: 2015	
Development Number/Name/General Description of Major Work Categories	Quantity	Development Number/Name/General Description of Major Work Categories	Quantity
AMP 710 SITE IMPROVEMENTS - 1450 Concrete/Asphalt Landscaping/Site Improvements Sewers - Sanitary Storm Trash Enclosures Site Lighting Fence		SITE IMPROVEMENTS Concrete/Asphalt Landscaping/Site Improvements Sewers - Sanitary Storm Trash Enclosures Site Lighting Fence	
	\$0		\$0
DWELLING STRUCTURES - 1460 Exterior Building Roofing Siding/Downspouts Doors Windows Flooring Drywall Painting Kitchen Bath Electrical Fire Alarm System/Equipment Plumbing Mechanical LBP/Asbestos/Mold Abatement 504 Compliance Access Control/Video Surveillance		DWELLING STRUCTURES Exterior Building Roofing Siding/Downspouts Doors Windows Flooring Drywall Painting Kitchen Bath Electrical Fire Alarm System/Equipment Plumbing Mechanical LBP/Asbestos/Mold Abatement 504 Compliance Access Control/Video Surveillance	
	\$0		\$0
DWELLING EQUIPMENT - 1465 Ranges/Refrigerators ADA Air Conditioners		DWELLING EQUIPMENT - 1465 Ranges/Refrigerators ADA Air Conditioners	
NONDWELLING STRUCTURES - 1470 Community Building/Space Access Control/Video Surveillance		NONDWELLING STRUCTURES - 1470 Community Building/Space Access Control/Video Surveillance	
NONDWELLING EQUIPMENT - 1475 Playground Community Bldg/Space Maintenance		NONDWELLING EQUIPMENT - 1475 Playground Community Bldg/Space Maintenance	
	\$0		\$0
Subtotal of Estimated Cost	\$0	Subtotal of Estimated Cost	\$0

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Work Statement for Year 4 FFY: 2014		Work Statement for Year 5 FFY: 2015	
Development Number/Name/General Description of Major Work Categories	Quantity	Development Number/Name/General Description of Major Work Categories	Quantity
AMP 712			
SITE IMPROVEMENTS - 1450		SITE IMPROVEMENTS	
Concrete/Asphalt		Concrete/Asphalt	
Landscaping/Site Improvements		Landscaping/Site Improvements	
Sewers - Sanitary Storm		Sewers - Sanitary Storm	
Trash Enclosures		Trash Enclosures	
Site Lighting		Site Lighting	
Fence		Fence	
			\$0
DWELLING STRUCTURES - 1460		DWELLING STRUCTURES	
Exterior Building		Exterior Building	
Roofing		Roofing	
Siding/Downspouts		Siding/Downspouts	
Doors		Doors	
Windows		Windows	
Flooring		Flooring	
Drywall		Drywall	
Painting		Painting	
Kitchen		Kitchen	
Bath		Bath	
Electrical		Electrical	
Fire Alarm System/Equipment		Fire Alarm System/Equipment	
Plumbing		Plumbing	
Mechanical		Mechanical	
LBP/Asbestos/Mold Abatement		LBP/Asbestos/Mold Abatement	
504 Compliance		504 Compliance	
Access Control/Video Surveillance		Access Control/Video Surveillance	
			\$0
DWELLING EQUIPMENT - 1465		DWELLING EQUIPMENT - 1465	
Ranges/Refrigerators		Ranges/Refrigerators	
ADA Air Conditioners		ADA Air Conditioners	
NONDWELLING STRUCTURES - 1470		NONDWELLING STRUCTURES - 1470	
Community Building/Space		Community Building/Space	
Access Control/Video Surveillance		Access Control/Video Surveillance	
			\$0
NONDWELLING EQUIPMENT - 1475		NONDWELLING EQUIPMENT - 1475	
Playground		Playground	
Community Bldg/Space		Community Bldg/Space	
Maintenance		Maintenance	
			\$0
Subtotal of Estimated Cost		Subtotal of Estimated Cost	
	\$0		\$0

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Work Statement for Year 1 FFY: 11	Work Statement for Year 4 FFY: 2014			Work Statement for Year 5 FFY: 2015		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
AMP 714	SITE IMPROVEMENTS - 1450 Concrete/Asphalt Landscaping/Site Improvements Sewers - Sanitary Storm Trash Enclosures Site Lighting Fence		\$0	SITE IMPROVEMENTS Concrete/Asphalt Landscaping/Site Improvements Sewers - Sanitary Storm Trash Enclosures Site Lighting Fence		\$0
Subtotal	DWELLING STRUCTURES - 1460 Exterior Building Roofing Siding/Downspouts Doors Windows Flooring Drywall Painting Kitchen Bath Electrical Fire Alarm System/Equipment Plumbing Mechanical LBP/Asbestos/Mold Abatement 504 Compliance Access Control/Video Surveillance		\$0	DWELLING STRUCTURES Exterior Building Roofing Siding/Downspouts Doors Windows Flooring Drywall Painting Kitchen Bath Electrical Fire Alarm System/Equipment Plumbing Mechanical LBP/Asbestos/Mold Abatement 504 Compliance Access Control/Video Surveillance		\$0
	DWELLING EQUIPMENT - 1465 Ranges/Refrigerators ADA Air Conditioners		\$0	DWELLING EQUIPMENT - 1465 Ranges/Refrigerators ADA Air Conditioners		\$0
	NONDWELLING STRUCTURES - 1470 Community Building/Space Access Control/Video Surveillance			NONDWELLING STRUCTURES - 1470 Community Building/Space Access Control/Video Surveillance		
	NONDWELLING EQUIPMENT - 1475 Playground Community Bldg/Space Maintenance		\$0	NONDWELLING EQUIPMENT - 1475 Playground Community Bldg/Space Maintenance		\$0
	Subtotal of Estimated Cost		\$0	Subtotal of Estimated Cost		\$0

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Work Statement for Year 1 FFY: 11	Work Statement for Year 4 FFY: 2014			Work Statement for Year 5 FFY: 2015		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
AMP 715	SITE IMPROVEMENTS - 1450 Concrete/Asphalt Landscaping/Site Improvements Sewers - Sanitary Storm Trash Enclosures Site Lighting Fence		\$0	SITE IMPROVEMENTS Concrete/Asphalt Landscaping/Site Improvements Sewers - Sanitary Storm Trash Enclosures Site Lighting Fence		\$0
Residential	DWELLING STRUCTURES - 1460 Exterior Building Roofing Siding/Downspouts Doors Windows Flooring Drywall Painting Kitchen Bath Electrical Fire Alarm System/Equipment Plumbing Mechanical LBP/Asbestos/Mold Abatement 504 Compliance Access Control/Video Surveillance		\$150,000	DWELLING STRUCTURES Exterior Building Roofing Siding/Downspouts Doors Windows Flooring Drywall Painting Kitchen Bath Electrical Fire Alarm System/Equipment Plumbing Mechanical LBP/Asbestos/Mold Abatement 504 Compliance Access Control/Video Surveillance		\$0
	DWELLING EQUIPMENT - 1465 Ranges/Refrigerators ADA Air Conditioners		\$0	DWELLING EQUIPMENT - 1465 Ranges/Refrigerators ADA Air Conditioners		\$0
Nonresidential	NONDWELLING STRUCTURES - 1470 Community Building/Space Access Control/Video Surveillance			NONDWELLING STRUCTURES - 1470 Community Building/Space Access Control/Video Surveillance		
	NONDWELLING EQUIPMENT - 1475 Playground Community Bldg/Space Maintenance		\$0	NONDWELLING EQUIPMENT - 1475 Playground Community Bldg/Space Maintenance		\$0
	Subtotal of Estimated Cost		\$150,000	Subtotal of Estimated Cost		\$0

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Work Statement for Year 4 FFY: 2014		Work Statement for Year 5 FFY: 2015	
Development Number/Name/General Description of Major Work Categories	Quantity	Development Number/Name/General Description of Major Work Categories	Quantity
AMP 717 SITE IMPROVEMENTS - 1450 Concrete/Asphalt Landscaping/Site Improvements Sewers - Sanitary Storm Trash Enclosures Site Lighting Fence		SITE IMPROVEMENTS Concrete/Asphalt Landscaping/Site Improvements Sewers - Sanitary Storm Trash Enclosures Site Lighting Fence	
			\$0
DWELLING STRUCTURES - 1460 Exterior Building Roofing Siding/Downspouts Doors Windows Flooring Drywall Painting Kitchen Bath Electrical Fire Alarm System/Equipment Plumbing Mechanical LEP/Asbestos/Mold Abatement 504 Compliance Access Control/Video Surveillance		DWELLING STRUCTURES Exterior Building Roofing Siding/Downspouts Doors Windows Flooring Drywall Painting Kitchen Bath Electrical Fire Alarm System/Equipment Plumbing Mechanical LEP/Asbestos/Mold Abatement 504 Compliance Access Control/Video Surveillance	
			\$0
DWELLING EQUIPMENT - 1465 Ranges/Refrigerators ADA Air Conditioners		DWELLING EQUIPMENT - 1465 Ranges/Refrigerators ADA Air Conditioners	
NONDWELLING STRUCTURES - 1470 Community Building/Space Access Control/Video Surveillance		NONDWELLING STRUCTURES - 1470 Community Building/Space Access Control/Video Surveillance	
NONDWELLING EQUIPMENT - 1475 Playground Community Bldg/Space Maintenance		NONDWELLING EQUIPMENT - 1475 Playground Community Bldg/Space Maintenance	
			\$0
Subtotal of Estimated Cost		Subtotal of Estimated Cost	\$0

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Work Statement for Year 5
FFY: 2015

Subtotal of Estimated Cost	\$0	Subtotal of Estimated Cost

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Work Statement for Year 4 FFY: 2014		Work Statement for Year 5 FFY: 2015	
Development Number/Name/General Description of Major Work Categories	Quantity	Development Number/Name/General Description of Major Work Categories	Quantity
AMP 722 SITE IMPROVEMENTS - 1450 Concrete/Asphalt Landscaping/Site Improvements Sewers - Sanitary Storm Trash Enclosures Site Lighting Fence		SITE IMPROVEMENTS Concrete/Asphalt Landscaping/Site Improvements Sewers - Sanitary Storm Trash Enclosures Site Lighting Fence	
			\$0
DWELLING STRUCTURES - 1460 Exterior Building Roofing Siding/Downspouts Doors Windows Flooring Drywall Painting Kitchen Bath Electrical Fire Alarm System/Equipment Plumbing Mechanical LEP/Asbestos/Mold Abatement 504 Compliance Access Control/Video Surveillance		DWELLING STRUCTURES Exterior Building Roofing Siding/Downspouts Doors Windows Flooring Drywall Painting Kitchen Bath Electrical Fire Alarm System/Equipment Plumbing Mechanical LEP/Asbestos/Mold Abatement 504 Compliance Access Control/Video Surveillance	\$2,640,490
			\$250,000
			\$200,000
			\$210,490
			\$300,000
			\$300,000
			\$150,000
			\$200,000
			\$200,000
			\$500,000
			\$0
DWELLING EQUIPMENT - 1465 Ranges/Refrigerators ADA Air Conditioners		DWELLING EQUIPMENT - 1465 Ranges/Refrigerators ADA Air Conditioners	\$0
NONDWELLING STRUCTURES - 1470 Community Building/Space Access Control/Video Surveillance		NONDWELLING STRUCTURES - 1470 Community Building/Space Access Control/Video Surveillance	
NONDWELLING EQUIPMENT - 1475 Playground Community Bldg/Space Maintenance		NONDWELLING EQUIPMENT - 1475 Playground Community Bldg/Space Maintenance	\$0
Subtotal of Estimated Cost		Subtotal of Estimated Cost	\$2,640,490

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Work Statement for Year 1 FFY:	Work Statement for Year 4 FFY: 2014		Work Statement for Year 5 FFY: 2015	
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories
AMP 724	SITE IMPROVEMENTS - 1450		\$100,000	SITE IMPROVEMENTS
	Concrete/Asphalt		\$100,000	Concrete/Asphalt
	Landscaping/Site Improvements			Landscaping/Site Improvements
	Sewers - Sanitary Storm			Sewers - Sanitary Storm
	Trash Enclosures			Trash Enclosures
	Site Lighting			Site Lighting
	Fence			Fence
	DWELLING STRUCTURES - 1460		\$0	DWELLING STRUCTURES
	Exterior Building			Exterior Building
	Roofing			Roofing
	Siding/Downspouts			Siding/Downspouts
	Doors			Doors
	Windows			Windows
	Flooring			Flooring
	Drywall			Drywall
	Painting			Painting
	Kitchen			Kitchen
	Bath			Bath
	Electrical			Electrical
	Fire Alarm System/Equipment			Fire Alarm System/Equipment
	Plumbing			Plumbing
	Mechanical			Mechanical
	LBP/Asbestos/Mold Abatement			LBP/Asbestos/Mold Abatement
	504 Compliance			504 Compliance
	Access Control/Video Surveillance			Access Control/Video Surveillance
			\$0	
	DWELLING EQUIPMENT - 1465		\$0	DWELLING EQUIPMENT - 1465
	Ranges/Refrigerators			Ranges/Refrigerators
	ADA Air Conditioners			ADA Air Conditioners
	NONDWELLING STRUCTURES - 1470			NONDWELLING STRUCTURES - 1470
	Community Building/Space			Community Building/Space
	Access Control/Video Surveillance			Access Control/Video Surveillance
			\$0	
	NONDWELLING EQUIPMENT - 1475		\$0	NONDWELLING EQUIPMENT - 1475
	Playground			Playground
	Community Bldg/Space Maintenance			Community Bldg/Space Maintenance
	Subtotal of Estimated Cost		\$100,000	Subtotal of Estimated Cost
				\$0

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Work Statement for Year 1 FFY: 11	Work Statement for Year 4 FFY: 2014		Work Statement for Year 5 FFY: 2015	
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories
AMP 725	SITE IMPROVEMENTS - 1450 Concrete/Asphalt Landscaping/Site Improvements Sewers - Sanitary Storm Trash Enclosures Site Lighting Fence		\$0	SITE IMPROVEMENTS Concrete/Asphalt Landscaping/Site Improvements Sewers - Sanitary Storm Trash Enclosures Site Lighting Fence
Subtotal	DWELLING STRUCTURES - 1460 Exterior Building Roofing Siding/Downspouts Doors Windows Flooring Drywall Painting Kitchen Bath Electrical Fire Alarm System/Equipment Plumbing Mechanical LEP/Asbestos/Mold Abatement 504 Compliance Access Control/Video Surveillance		\$0	DWELLING STRUCTURES Exterior Building Roofing Siding/Downspouts Doors Windows Flooring Drywall Painting Kitchen Bath Electrical Fire Alarm System/Equipment Plumbing Mechanical LEP/Asbestos/Mold Abatement 504 Compliance Access Control/Video Surveillance
	DWELLING EQUIPMENT - 1465 Ranges/Refrigerators ADA Air Conditioners NONDWELLING STRUCTURES - 1470 Community Building/Space Access Control/Video Surveillance NONDWELLING EQUIPMENT - 1475 Playground Community Bldg/Space Maintenance		\$0	DWELLING EQUIPMENT - 1465 Ranges/Refrigerators ADA Air Conditioners NONDWELLING STRUCTURES - 1470 Community Building/Space Access Control/Video Surveillance NONDWELLING EQUIPMENT - 1475 Playground Community Bldg/Space Maintenance
Subtotal of Estimated Cost			\$0	Subtotal of Estimated Cost
Subtotal of Estimated Cost			\$0	Subtotal of Estimated Cost

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Work Statement for Year 4 FFY: 2014		Work Statement for Year 5 FFY: 2015	
Work Statement for Year 1 FFY: 11	Development Number/Name/General Description of Major Work Categories	Estimated Cost	Quantity
AMP 727	SITE IMPROVEMENTS - 1450 Concrete/Asphalt Landscaping/Site Improvements Sewers - Sanitary Storm Trash Enclosures Site Lighting Fence	\$0	
Sub Statement	DWELLING STRUCTURES - 1460 Exterior Building Roofing Siding/Downspouts Doors Windows Flooring Drywall Painting Kitchen Bath Electrical Fire Alarm System/Equipment Plumbing Mechanical LBP/Asbestos/Mold Abatement 504 Compliance Access Control/Video Surveillance	\$0	
	DWELLING EQUIPMENT - 1465 Ranges/Refrigerators ADA Air Conditioners	\$0	
	NONDWELLING STRUCTURES - 1470 Community Building/Space Access Control/Video Surveillance	\$0	
	NONDWELLING EQUIPMENT - 1475 Playground Community Bldg/Space Maintenance	\$0	
	Subtotal of Estimated Cost	\$25,000	Subtotal of Estimated Cost

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Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
AMP 728 SITE IMPROVEMENTS - 1450 Concrete/Asphalt Landscaping/Site Improvements Sewers - Sanitary Storm Trash Enclosures Site Lighting Fence		\$0	SITE IMPROVEMENTS Concrete/Asphalt Landscaping/Site Improvements Sewers - Sanitary Storm Trash Enclosures Site Lighting Fence		\$0
DWELLING STRUCTURES - 1460 Exterior Building Roofing Siding/Downspouts Doors Windows Flooring Drywall Painting Kitchen Bath Electrical Fire Alarm System/Equipment Plumbing Mechanical LEP/Asbestos/Mold Abatement 504 Compliance Access Control/Video Surveillance		\$25,000	DWELLING STRUCTURES Exterior Building Roofing Siding/Downspouts Doors Windows Flooring Drywall Painting Kitchen Bath Electrical Fire Alarm System/Equipment Plumbing Mechanical LEP/Asbestos/Mold Abatement 504 Compliance Access Control/Video Surveillance		\$0
DWELLING EQUIPMENT - 1465 Ranges/Refrigerators ADA Air Conditioners		\$0	DWELLING EQUIPMENT - 1465 Ranges/Refrigerators ADA Air Conditioners		\$0
NONDWELLING STRUCTURES - 1470 Community Building/Space Access Control/Video Surveillance			NONDWELLING STRUCTURES - 1470 Community Building/Space Access Control/Video Surveillance		
NONDWELLING EQUIPMENT - 1475 Playground Community Bldg/Space Maintenance		\$0	NONDWELLING EQUIPMENT - 1475 Playground Community Bldg/Space Maintenance		\$0
Subtotal of Estimated Cost		\$25,000	Subtotal of Estimated Cost		\$0

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Work Statement for Year 1 FFY: 2011		Work Statement for Year 4 FFY: 2014		Work Statement for Year 5 FFY: 2015	
Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
AMP 729 SITE IMPROVEMENTS - 1450 Concrete/Asphalt Landscaping/Site Improvements Sewers - Sanitary Storm Trash Enclosures Site Lighting Fence		\$0	SITE IMPROVEMENTS Concrete/Asphalt Landscaping/Site Improvements Sewers - Sanitary Storm Trash Enclosures Site Lighting Fence		\$0
DWELLING STRUCTURES - 1460 Exterior Building Roofing Siding/Downspouts Doors Windows Flooring Drywall Painting Kitchen Bath Electrical Fire Alarm System/Equipment Plumbing Mechanical LEP/Asbestos/Mold Abatement 504 Compliance Access Control/Video Surveillance		\$0	DWELLING STRUCTURES Exterior Building Roofing Siding/Downspouts Doors Windows Flooring Drywall Painting Kitchen Bath Electrical Fire Alarm System/Equipment Plumbing Mechanical LEP/Asbestos/Mold Abatement 504 Compliance Access Control/Video Surveillance		\$0
DWELLING EQUIPMENT - 1465 Ranges/Refrigerators ADA Air Conditioners		\$0	DWELLING EQUIPMENT - 1465 Ranges/Refrigerators ADA Air Conditioners		\$0
NONDWELLING STRUCTURES - 1470 Community Building/Space Access Control/Video Surveillance			NONDWELLING STRUCTURES - 1470 Community Building/Space Access Control/Video Surveillance		
NONDWELLING EQUIPMENT - 1475 Playground Community Bldg/Space Maintenance		\$0	NONDWELLING EQUIPMENT - 1475 Playground Community Bldg/Space Maintenance		\$0
Subtotal of Estimated Cost		\$0	Subtotal of Estimated Cost		\$0

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Work Statement for Year 4 FFY: 2014		Work Statement for Year 5 FFY: 2015		
Work Statement for Year 1 FFY: 11	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories
AMP 730	SITE IMPROVEMENTS - 1450 Concrete/Asphalt Landscaping/Site Improvements Sewers - Sanitary Storm Trash Enclosures Site Lighting Fence		\$0	SITE IMPROVEMENTS Concrete/Asphalt Landscaping/Site Improvements Sewers - Sanitary Storm Trash Enclosures Site Lighting Fence
Annual Statement	DWELLING STRUCTURES - 1460 Exterior Building Roofing Siding/Downspouts Doors Windows Flooring Drywall Painting Kitchen Bath Electrical Fire Alarm System/Equipment Plumbing Mechanical LBP/Asbestos/Mold Abatement 504 Compliance Access Control/Video Surveillance		\$0	DWELLING STRUCTURES Exterior Building Roofing Siding/Downspouts Doors Windows Flooring Drywall Painting Kitchen Bath Electrical Fire Alarm System/Equipment Plumbing Mechanical LBP/Asbestos/Mold Abatement 504 Compliance Access Control/Video Surveillance
	DWELLING EQUIPMENT - 1465 Ranges/Refrigerators ADA Air Conditioners		\$0	DWELLING EQUIPMENT - 1465 Ranges/Refrigerators ADA Air Conditioners
	NONDWELLING STRUCTURES - 1470 Community Building/Space Access Control/Video Surveillance			NONDWELLING STRUCTURES - 1470 Community Building/Space Access Control/Video Surveillance
	NONDWELLING EQUIPMENT - 1475 Playground Community Bldg/Space Maintenance		\$0	NONDWELLING EQUIPMENT - 1475 Playground Community Bldg/Space Maintenance
	Subtotal of Estimated Cost		\$0	Subtotal of Estimated Cost

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Work Statement for Year 1 FFY: 11	Work Statement for Year 4 FFY: 2014			Work Statement for Year 5 FFY: 2015		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
AMP 734	SITE IMPROVEMENTS - 1450 Concrete/Asphalt Landscaping/Site Improvements Sewers - Sanitary Storm Trash Enclosures Site Lighting Fence		\$0	SITE IMPROVEMENTS Concrete/Asphalt Landscaping/Site Improvements Sewers - Sanitary Storm Trash Enclosures Site Lighting Fence		\$0
Subtotal	DWELLING STRUCTURES - 1460 Exterior Building Roofing Siding/Downspouts Doors Windows Flooring Drywall Painting Kitchen Bath Electrical Fire Alarm System/Equipment Plumbing Mechanical LBP/Asbestos/Mold Abatement 504 Compliance Access Control/Video Surveillance		\$190,000	DWELLING STRUCTURES Exterior Building Roofing Siding/Downspouts Doors Windows Flooring Drywall Painting Kitchen Bath Electrical Fire Alarm System/Equipment Plumbing Mechanical LBP/Asbestos/Mold Abatement 504 Compliance Access Control/Video Surveillance		\$0
	DWELLING EQUIPMENT - 1465 Ranges/Refrigerators ADA Air Conditioners		\$0	DWELLING EQUIPMENT - 1465 Ranges/Refrigerators ADA Air Conditioners		\$0
Subtotal	NONDWELLING STRUCTURES - 1470 Community Building/Space Access Control/Video Surveillance		\$10,000	NONDWELLING STRUCTURES - 1470 Community Building/Space Access Control/Video Surveillance		\$0
	NONDWELLING EQUIPMENT - 1475 Playground Community Bldg/Space Maintenance		\$0	NONDWELLING EQUIPMENT - 1475 Playground Community Bldg/Space Maintenance		\$0
	Subtotal of Estimated Cost		\$200,000	Subtotal of Estimated Cost		\$0

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Work Statement for Year 4 FFY: 2014		Work Statement for Year 5 FFY: 2015	
Development Number/Name/General Description of Major Work Categories	Quantity	Development Number/Name/General Description of Major Work Categories	Quantity
AMP 759 SITE IMPROVEMENTS - 1450 Concrete/Asphalt Landscaping/Site Improvements Sewers - Sanitary Storm Trash Enclosures Site Lighting Fence		SITE IMPROVEMENTS Concrete/Asphalt Landscaping/Site Improvements Sewers - Sanitary Storm Trash Enclosures Site Lighting Fence	
			\$0
DWELLING STRUCTURES - 1460 Exterior Building Roofing Siding/Downspouts Doors Windows Flooring Drywall Painting Kitchen Bath Electrical Fire Alarm System/Equipment Plumbing Mechanical LEP/Asbestos/Mold Abatement 504 Compliance Access Control/Video Surveillance		DWELLING STRUCTURES Exterior Building Roofing Siding/Downspouts Doors Windows Flooring Drywall Painting Kitchen Bath Electrical Fire Alarm System/Equipment Plumbing Mechanical LEP/Asbestos/Mold Abatement 504 Compliance Access Control/Video Surveillance	
			\$0
DWELLING EQUIPMENT - 1465 Ranges/Refrigerators ADA Air Conditioners		DWELLING EQUIPMENT - 1465 Ranges/Refrigerators ADA Air Conditioners	
NONDWELLING STRUCTURES - 1470 Community Building/Space Access Control/Video Surveillance		NONDWELLING STRUCTURES - 1470 Community Building/Space Access Control/Video Surveillance	
NONDWELLING EQUIPMENT - 1475 Playground Community Bldg/Space Maintenance		NONDWELLING EQUIPMENT - 1475 Playground Community Bldg/Space Maintenance	
			\$0
Subtotal of Estimated Cost		Subtotal of Estimated Cost	\$0

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Work Statement for Year 1 FFY: 11	Work Statement for Year 4 FFY: 2014			Work Statement for Year 5 FFY: 2015		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
AMP 740	SITE IMPROVEMENTS - 1450 Concrete/Asphalt Landscaping/Site Improvements Sewers - Sanitary Storm Trash Enclosures Site Lighting Fence		\$0	SITE IMPROVEMENTS Concrete/Asphalt Landscaping/Site Improvements Sewers - Sanitary Storm Trash Enclosures Site Lighting Fence		\$0
See Statement	DWELLING STRUCTURES - 1460 Exterior Building Roofing Siding/Downspouts Doors Windows Flooring Drywall Painting Kitchen Bath Electrical Fire Alarm System/Equipment Plumbing Mechanical LBP/Asbestos/Mold Abatement 504 Compliance Access Control/Video Surveillance		\$0	DWELLING STRUCTURES Exterior Building Roofing Siding/Downspouts Doors Windows Flooring Drywall Painting Kitchen Bath Electrical Fire Alarm System/Equipment Plumbing Mechanical LBP/Asbestos/Mold Abatement 504 Compliance Access Control/Video Surveillance		\$0
	DWELLING EQUIPMENT - 1465 Ranges/Refrigerators ADA Air Conditioners		\$0	DWELLING EQUIPMENT - 1465 Ranges/Refrigerators ADA Air Conditioners		\$0
	NONDWELLING STRUCTURES - 1470 Community Building/Space Access Control/Video Surveillance			NONDWELLING STRUCTURES - 1470 Community Building/Space Access Control/Video Surveillance		
	NONDWELLING EQUIPMENT - 1475 Playground Community Bldg/Space Maintenance		\$0	NONDWELLING EQUIPMENT - 1475 Playground Community Bldg/Space Maintenance		\$0
	Subtotal of Estimated Cost		\$0	Subtotal of Estimated Cost		\$0

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Work Statement for Year 1 FFY: 11	Work Statement for Year 4 FFY: 2014			Work Statement for Year 5 FFY: 2015		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
AMP 741 Site Annual Statements	SITE IMPROVEMENTS - 1450 Concrete/Asphalt Landscaping/Site Improvements Sewers - Sanitary Storm Trash Enclosures Site Lighting Fence		\$0	SITE IMPROVEMENTS Concrete/Asphalt Landscaping/Site Improvements Sewers - Sanitary Storm Trash Enclosures Site Lighting Fence		\$0
	DWELLING STRUCTURES - 1460 Exterior Building Roofing Siding/Downspouts Doors Windows Flooring Drywall Painting Kitchen Bath Electrical Fire Alarm System/Equipment Plumbing Mechanical LEP/Asbestos/Mold Abatement 504 Compliance Access Control/Video Surveillance		\$0	DWELLING STRUCTURES Exterior Building Roofing Siding/Downspouts Doors Windows Flooring Drywall Painting Kitchen Bath Electrical Fire Alarm System/Equipment Plumbing Mechanical LEP/Asbestos/Mold Abatement 504 Compliance Access Control/Video Surveillance		\$0
	DWELLING EQUIPMENT - 1465 Ranges/Refrigerators ADA Air Conditioners		\$0	DWELLING EQUIPMENT - 1465 Ranges/Refrigerators ADA Air Conditioners		\$0
	NONDWELLING STRUCTURES - 1470 Community Building/Space Access Control/Video Surveillance			NONDWELLING STRUCTURES - 1470 Community Building/Space Access Control/Video Surveillance		
	NONDWELLING EQUIPMENT - 1475 Playground Community Bldg/Space Maintenance		\$0	NONDWELLING EQUIPMENT - 1475 Playground Community Bldg/Space Maintenance		\$0
	Subtotal of Estimated Cost		\$0	Subtotal of Estimated Cost		\$0

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Work Statement for Year 1 FFY: 11	Work Statement for Year 4 FFY: 2014			Work Statement for Year 5 FFY: 2015		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
AMP 744	SITE IMPROVEMENTS - 1450 Concrete/Asphalt Landscaping/Site Improvements Sewers - Sanitary Storm Trash Enclosures Site Lighting Fence		\$0	SITE IMPROVEMENTS Concrete/Asphalt Landscaping/Site Improvements Sewers - Sanitary Storm Trash Enclosures Site Lighting Fence		\$0
Annual Statement	DWELLING STRUCTURES - 1460 Exterior Building Roofing Siding/Downspouts Doors Windows Flooring Drywall Painting Kitchen Bath Electrical Fire Alarm System/Equipment Plumbing Mechanical LEP/Asbestos/Mold Abatement 504 Compliance Access Control/Video Surveillance		\$0	DWELLING STRUCTURES Exterior Building Roofing Siding/Downspouts Doors Windows Flooring Drywall Painting Kitchen Bath Electrical Fire Alarm System/Equipment Plumbing Mechanical LEP/Asbestos/Mold Abatement 504 Compliance Access Control/Video Surveillance		\$0
	DWELLING EQUIPMENT - 1465 Ranges/Refrigerators ADA Air Conditioners NONDWELLING STRUCTURES - 1470 Community Building/Space Access Control/Video Surveillance NONDWELLING EQUIPMENT - 1475 Playground Community Bldg/Space Maintenance		\$0	DWELLING EQUIPMENT - 1465 Ranges/Refrigerators ADA Air Conditioners NONDWELLING STRUCTURES - 1470 Community Building/Space Access Control/Video Surveillance NONDWELLING EQUIPMENT - 1475 Playground Community Bldg/Space Maintenance		\$0
Subtotal of Estimated Cost			\$0	Subtotal of Estimated Cost		
			\$0			

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Part II: Supporting Pages - Physical Needs Work Statement

Work Statement for Year 1 FFY: 11	Work Statement for Year 4 FFY: 2014		Work Statement for Year 5 FFY: 2015	
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories
AMP 745	SITE IMPROVEMENTS - 1450 Concrete/Asphalt Landscaping/Site Improvements Sewers - Sanitary Storm Trash Enclosures Site Lighting Fence		\$0	SITE IMPROVEMENTS Concrete/Asphalt Landscaping/Site Improvements Sewers - Sanitary Storm Trash Enclosures Site Lighting Fence
\$0				
Annual Statement	DWELLING STRUCTURES - 1460 Exterior Building Roofing Siding/Downspouts Doors Windows Flooring Drywall Painting Kitchen Bath Electrical Fire Alarm System/Equipment Plumbing Mechanical LEP/Asbestos/Mold Abatement 504 Compliance Access Control/Video Surveillance		\$0	DWELLING STRUCTURES Exterior Building Roofing Siding/Downspouts Doors Windows Flooring Drywall Painting Kitchen Bath Electrical Fire Alarm System/Equipment Plumbing Mechanical LEP/Asbestos/Mold Abatement 504 Compliance Access Control/Video Surveillance
	DWELLING EQUIPMENT - 1465 Ranges/Refrigerators ADA Air Conditioners		\$0	DWELLING EQUIPMENT - 1465 Ranges/Refrigerators ADA Air Conditioners
	NONDWELLING STRUCTURES - 1470 Community Building/Space Access Control/Video Surveillance			NONDWELLING STRUCTURES - 1470 Community Building/Space Access Control/Video Surveillance
	NONDWELLING EQUIPMENT - 1475 Playground Community Bldg/Space Maintenance		\$0	NONDWELLING EQUIPMENT - 1475 Playground Community Bldg/Space Maintenance
	Subtotal of Estimated Cost		\$0	Subtotal of Estimated Cost

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	Work Statement for Year 4 FFY: 2014	Estimated Cost	Quantity	Development Number/Name/General Description of Major Work Categories	Work Statement for Year 5 FFY: 2015	Quantity	Estimated Cost
Work Statement for Year 1 FFY: 11							
AMP 747	SITE IMPROVEMENTS - 1450 Concrete/Asphalt Landscaping/Site Improvements Sewers - Sanitary Storm Trash Enclosures Site Lighting Fence	\$0		SITE IMPROVEMENTS Concrete/Asphalt Landscaping/Site Improvements Sewers - Sanitary Storm Trash Enclosures Site Lighting Fence			\$0
Serial Statement	DWELLING STRUCTURES - 1460 Exterior Building Roofing Siding/Downspouts Doors Windows Flooring Drywall Painting Kitchen Bath Electrical Fire Alarm System/Equipment Plumbing Mechanical LBP/Asbestos/Mold Abatement 504 Compliance Access Control/Video Surveillance	\$0		DWELLING STRUCTURES Exterior Building Roofing Siding/Downspouts Doors Windows Flooring Drywall Painting Kitchen Bath Electrical Fire Alarm System/Equipment Plumbing Mechanical LBP/Asbestos/Mold Abatement 504 Compliance Access Control/Video Surveillance			\$0
	DWELLING EQUIPMENT - 1465 Ranges/Refrigerators ADA Air Conditioners	\$0		DWELLING EQUIPMENT - 1465 Ranges/Refrigerators ADA Air Conditioners			\$0
	NONDWELLING STRUCTURES - 1470 Community Building/Space Access Control/Video Surveillance			NONDWELLING STRUCTURES - 1470 Community Building/Space Access Control/Video Surveillance			
	NONDWELLING EQUIPMENT - 1475 Playground Community Bldg/Space Maintenance	\$0		NONDWELLING EQUIPMENT - 1475 Playground Community Bldg/Space Maintenance			\$0
	Subtotal of Estimated Cost	\$0			Subtotal of Estimated Cost		\$0

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Part III: Supporting Pages - Management Needs Work Statement (s)

Work Statement for Year 1 FFY: 11	Work Statement for Year 2 FFY: 2012				Work Statement for Year 3 FFY: 2013			
	Development Number/Name/General Description of Major Work Categories		Quantity		Development Number/Name/General Description of Major Work Categories		Quantity	
	Acct No.				Acct No.			Estimated Cost
AMP 703 Sec Annual Statement	1408	Community Service Personnel			1408	Community Service Personnel		\$0
	1408	Stipend/Resident Program			1408	Stipend/Resident Program		\$4,330
	1408	Resident Drug/Gang Awareness Training			1408	Resident Drug/Gang Awareness Training		\$2,400
	1408	Training			1408	Training		\$4,330
	1408	Computer - Software			1408	Computer - Software		\$1,200
	1475	Computer - Hardware			1475	Computer - Hardware		\$1,200
	1408	Computer - Training			1408	Computer - Training		\$240
	Subtotal of Estimated Cost			\$13,700	Subtotal of Estimated Cost			\$13,700

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Work Statement for Year 1 FFY: 11	Work Statement for Year 2 FFY: 2012			Work Statement for Year 3 FFY: 2013		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
AMP 704	Acct No.			Acct No.		
Sec Annual Statement	1408	Community Service Personnel	\$1,600	1408	Community Service Personnel	\$1,600
	1408	Stipend/Resident Program	\$1,600	1408	Stipend/Resident Program	\$1,600
	1408	Resident Drug/Gang Awareness Training	\$1,600	1408	Resident Drug/Gang Awareness Training	\$1,600
	1408	Training	\$1,360	1408	Training	\$1,360
	1408	Computer - Software	\$800	1408	Computer - Software	\$800
	1475	Computer - Hardware	\$800	1475	Computer - Hardware	\$800
	1408	Computer - Training	\$160	1408	Computer - Training	\$160
Subtotal of Estimated Cost			\$7,920	Subtotal of Estimated Cost		
Subtotal of Estimated Cost			\$7,920	Subtotal of Estimated Cost		
Subtotal of Estimated Cost			\$7,920	Subtotal of Estimated Cost		

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Work Statement for Year 1 FFY: 11	Work Statement for Year 2 FFY: 2012				Work Statement for Year 3 FFY: 2013			
	Development Number/Name/General Description of Major Work Categories		Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories		Quantity	Estimated Cost
	Acct No.				Acct No.			
See Annual Statement	1408	Community Service Personnel		\$5,450	1408	Community Service Personnel		\$5,450
	1408	Resident Initiatives		\$30,000	1408	Resident Initiatives		\$30,000
	1408	Resident Drug/Gang Awareness Training		\$5,450	1408	Resident Drug/Gang Awareness Training		\$5,450
	1408	Training		\$5,450	1408	Training		\$5,450
	1408	Computer - Software		\$2,725	1408	Computer - Software		\$2,725
	1475	Computer - Hardware		\$2,725	1475	Computer - Hardware		\$2,725
	1408	Computer - Training		\$545	1408	Computer - Training		\$545
	Subtotal of Estimated Cost			\$52,345	Subtotal of Estimated Cost			\$52,345

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Part III: Supporting Pages - Management Needs Work Statement (s)

Work Statement for Year 1 FFY: 11	Work Statement for Year 2 FFY: 2012				Work Statement for Year 3 FFY: 2013			
	Development Number/Name/General Description of Major Work Categories		Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories		Quantity	Estimated Cost
	Acct No.				Acct No.			
AMP 706	1408	Community Service Personnel		\$2,500	1408	Community Service Personnel		\$2,500
See Annual Statement	1408	Stipend/Resident Program		\$2,500	1408	Stipend/Resident Program		\$2,500
	1408	Resident Drug/Gang Awareness Training		\$2,500	1408	Resident Drug/Gang Awareness Training		\$2,500
	1408	Training		\$2,125	1408	Training		\$2,125
	1408	Computer - Software		\$1,250	1408	Computer - Software		\$1,250
	1475	Computer - Hardware		\$1,250	1475	Computer - Hardware		\$1,250
	1408	Computer - Training		\$250	1408	Computer - Training		\$250
	Subtotal of Estimated Cost			\$12,375	Subtotal of Estimated Cost			\$12,375

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Part III: Supporting Pages - Management Needs Work Statement (s)

Work Statement for Year 1 FFY: 11	Work Statement for Year 2 FFY: 2012				Work Statement for Year 3 FFY: 2013			
	Development Number/Name/General Description of Major Work Categories		Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories		Quantity	Estimated Cost
AMP 708	Acct No.	Community Service Personnel Stipend/Resident Program Resident Drug/Gang Awareness Training Training Homeownership Computer - Software Computer - Hardware Computer - Training	1408 1408 1408 1408 1408 1408 1475 1408	\$15,710 \$15,710 \$15,710 \$13,354 \$10,000 \$7,855 \$7,855 \$1,571	Acct No.	Community Service Personnel Stipend/Resident Program Resident Drug/Gang Awareness Training Training Homeownership Computer - Software Computer - Hardware Computer - Training	1408 1408 1408 1408 1408 1408 1475 1408	\$15,710 \$15,710 \$15,710 \$13,354 \$10,000 \$7,855 \$7,855 \$1,571
See Annual Statement								
	Subtotal of Estimated Cost				Subtotal of Estimated Cost			
	\$87,765				\$87,765			

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Part III: Supporting Pages - Management Needs Work Statement (s)		Work Statement for Year 2				Work Statement for Year 3			
Work Statement for Year 1 FFY: 11		Development Number/Name/General Description of Major Work Categories		Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories		Quantity	Estimated Cost
AMP 709	Acct No.					Acct No.			
See Annual Statement	1408	Community Service Personnel			\$3,500	1408	Community Service Personnel		
	1408	Stipend/Resident Training Programs			\$3,500	1408	Stipend/Resident Training Programs		
	1408	Resident Drug/Gang Awareness Programs			\$3,500	1408	Resident Drug/Gang Awareness Programs		
	1408	Training			\$2,975	1408	Training		
	1408	Computer - Software			\$1,750	1408	Computer - Software		
	1475	Computer - Hardware			\$1,750	1475	Computer - Hardware		
	1408	Computer - Training			\$350	1408	Computer - Training		
		Subtotal of Estimated Cost			\$17,325	Subtotal of Estimated Cost			\$17,325

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Part III: Supporting Pages - Management Needs Work Statement (s)										
Work Statement for Year 1 FFY: 11		Work Statement for Year 2 FFY: 2012				Work Statement for Year 3 FFY: 2013				
		Development Number/Name/General Description of Major Work Categories		Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories		Quantity	Estimated Cost	
AMP 710	Acct No.					Acct No.				
See Annual Statement	1408	Community Service Personnel			\$8,210	1408	Community Service Personnel			
	1408	Resident Initiatives			\$15,000	1408	Resident Initiatives			
	1408	Stipend/Resident Training Programs			\$8,210	1408	Stipend/Resident Training Programs			
	1408	Resident Drug/Gang Awareness Programs			\$8,210	1408	Resident Drug/Gang Awareness Programs			
	1408	Training			\$6,979	1408	Training			
	1408	Computer - Software			\$4,105	1408	Computer - Software			
	1475	Computer - Hardware			\$4,105	1475	Computer - Hardware			
	1408	Computer - Training			\$821	1408	Computer - Training			
	Subtotal of Estimated Cost					\$55,640	Subtotal of Estimated Cost			
						Subtotal of Estimated Cost				
						\$55,640				

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Work Statement for Year 1 FFY: 11	Work Statement for Year 2 FFY: 2012			Work Statement for Year 3 FFY: 2013		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
AMP 714	Acct No. 1408 1408 1408 1408 1408 1475 1408	Community Service Personnel Stipend/Resident Training Programs Resident Drug/Gang Awareness Programs Training Computer - Software Computer - Hardware Computer - Training	\$3,880 \$3,880 \$3,880 \$3,298 \$1,940 \$1,940 \$388	Acct No. 1408 1408 1408 1408 1408 1475 1408	Community Service Personnel Stipend/Resident Training Programs Resident Drug/Gang Awareness Programs Training Computer - Software Computer - Hardware Computer - Training	\$3,880 \$3,880 \$3,880 \$3,298 \$1,940 \$1,940 \$388
See Annual Statement						
	Subtotal of Estimated Cost		\$19,206	Subtotal of Estimated Cost		\$19,206

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Part III: Supporting Pages - Management Needs Work Statement (s)						
Work Statement for Year 1 FFY: 11	Work Statement for Year 2 FFY: 2012			Work Statement for Year 3 FFY: 2013		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
AMP 715	Acct No. 1408 1408 1408 1408 1408 1475 1408	Community Service Personnel Stipend/Resident Training Programs Resident Drug/Gang Awareness Programs Training Computer - Software Computer - Hardware Computer - Training	\$4,760 \$4,760 \$4,760 \$4,046 \$2,380 \$2,380 \$476	Acct No. 1408 1408 1408 1408 1408 1475 1408	Community Service Personnel Stipend/Resident Training Programs Resident Drug/Gang Awareness Programs Training Computer - Software Computer - Hardware Computer - Training	\$4,760 \$4,760 \$4,760 \$4,046 \$2,380 \$2,380 \$476
See Annual Statement						
	Subtotal of Estimated Cost		\$23,562	Subtotal of Estimated Cost		\$23,562

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Part III: Supporting Pages - Management Needs Work Statement (s)									
Work Statement for Year 1 FFY: 11		Work Statement for Year 2 FFY: 2012			Work Statement for Year 3 FFY: 2013				
		Development Number/Name/General Description of Major Work Categories		Quantity	Development Number/Name/General Description of Major Work Categories		Quantity	Estimated Cost	
AMP 717	Acct No.				Acct No.				
Sec Annual Statement	1408	Community Service Personnel			1408	Community Service Personnel			\$5,740
	1408	Resident Initiatives			1408	Resident Initiatives			\$15,000
	1408	Stipend/Resident Training Programs			1408	Stipend/Resident Training Programs			\$5,740
	1408	Resident Drug/Gang Awareness Programs			1408	Resident Drug/Gang Awareness Programs			\$5,740
	1408	Training			1408	Training			\$4,879
	1408	Computer - Software			1408	Computer - Software			\$2,870
	1475	Computer - Hardware			1475	Computer - Hardware			\$2,870
	1408	Computer - Training			1408	Computer - Training			\$574
	Subtotal of Estimated Cost				Subtotal of Estimated Cost				\$43,413
									\$43,413

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Work Statement for Year 3
FFY: 2013

Work Statement for Year 1 FFY: 11	Work Statement for Year 2 FFY: 2012				Work Statement for Year 3 FFY: 2013			
	Development Number/Name/General Description of Major Work Categories		Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories		Quantity	Estimated Cost
AMP 721	Acct No.				Acct No.			
Sec Annual Statement	1408	Community Service Personnel		\$4,280	1408	Community Service Personnel		\$4,280
	1408	Stipend/Resident Training Programs		\$4,280	1408	Stipend/Resident Training Programs		\$4,280
	1408	Resident Drug/Gang Awareness Programs		\$4,280	1408	Resident Drug/Gang Awareness Programs		\$4,280
	1408	Training		\$3,638	1408	Training		\$3,638
	1408	Computer - Software		\$2,140	1408	Computer - Software		\$2,140
	1475	Computer - Hardware		\$2,140	1475	Computer - Hardware		\$2,140
	1408	Computer - Training		\$428	1408	Computer - Training		\$428
		Subtotal of Estimated Cost		\$21,186		Subtotal of Estimated Cost		\$21,186

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Part III: Supporting Pages - Management Needs Work Statement (s)									
Work Statement for Year 1 FFY: 11			Work Statement for Year 2 FFY: 2012				Work Statement for Year 3 FFY: 2013		
Development Number/Name/General Description of Major Work Categories			Development Number/Name/General Description of Major Work Categories		Development Number/Name/General Description of Major Work Categories		Development Number/Name/General Description of Major Work Categories		Estimated Cost
AMP 722			Acct No.		Acct No.		Acct No.		Estimated Cost
See Annual Statement			1408		1408		1408		\$4,400
			1408		1408		1408		\$15,000
			1408		1408		1408		\$4,400
			1408		1408		1408		\$4,400
			1408		1408		1408		\$3,740
			1408		1408		1408		\$2,200
			1475		1475		1475		\$2,200
			1408		1408		1408		\$440

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Work Statement for Year 3
FFY: 2013

Work Statement for Year 3
FFY: 2013

Fiscal Year / F.F.Y.	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories		Quantity	Estimated Cost
				Acct No.			
AMP 724	Community Service Personnel Stipend/Resident Training Programs Resident Drug/Gang Awareness Programs Training Computer - Software Computer - Hardware Computer - Training		\$2,000 \$2,000 \$2,000 \$1,700 \$1,000 \$1,000 \$200	1408 1408 1408 1408 1408 1475 1408	Community Service Personnel Stipend/Resident Training Programs Resident Drug/Gang Awareness Programs Training Computer - Software Computer - Hardware Computer - Training		\$2,000 \$2,000 \$2,000 \$1,700 \$1,000 \$1,000 \$200
See Annual Statement							
	Subtotal of Estimated Cost		\$9,900		Subtotal of Estimated Cost		\$9,900

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Work Statement for Year 1 FFY: 11	Work Statement for Year 2 FFY: 2012				Work Statement for Year 3 FFY: 2013			
	Development Number/Name/General Description of Major Work Categories		Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories		Quantity	Estimated Cost
	Acct No.				Acct No.			
AMP 725	1408	Community Service Personnel		\$2,380	1408	Community Service Personnel		\$2,380
	1408	Stipend/Resident Training Programs		\$2,380	1408	Stipend/Resident Training Programs		\$2,380
	1408	Resident Drug/Gang Awareness Programs		\$2,380	1408	Resident Drug/Gang Awareness Programs		\$2,380
	1408	Training		\$2,023	1408	Training		\$2,023
	1408	Computer - Software		\$1,190	1408	Computer - Software		\$1,190
	1475	Computer - Hardware		\$1,190	1475	Computer - Hardware		\$1,190
See	1408	Computer - Training		\$238	1408	Computer - Training		\$238
Annual								
Statement								
		Subtotal of Estimated Cost		\$11,781		Subtotal of Estimated Cost		\$11,781

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Part III: Supporting Pages - Management Needs Work Statement (s)						
Work Statement for Year 1 FFY:	Work Statement for Year 2 FFY: 2012			Work Statement for Year 3 FFY: 2013		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
AMP 727	Acct No. 1408 1408 1408 1408 1408 1475 1408	Community Service Personnel Stipend/Resident Training Programs Resident Drug/Gang Awareness Programs Training Computer - Software Computer - Hardware Computer - Training	\$4,400 \$4,400 \$4,400 \$3,740 \$2,200 \$2,200 \$440	Acct No. 1408 1408 1408 1408 1408 1475 1408	Community Service Personnel Stipend/Resident Training Programs Resident Drug/Gang Awareness Programs Training Computer - Software Computer - Hardware Computer - Training	\$4,400 \$4,400 \$4,400 \$3,740 \$2,200 \$2,200 \$440
See Annual Statement						
	Subtotal of Estimated Cost		\$21,780	Subtotal of Estimated Cost		\$21,780

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Part III: Supporting Pages - Management Needs Work Statement (s)

Work Statement for Year 1 FFY: 11	Work Statement for Year 2 FFY: 2012				Work Statement for Year 3 FFY: 2013			
	Development Number/Name/General Description of Major Work Categories		Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories		Quantity	Estimated Cost
AMP 728	Acct No.				Acct No.			
See Annual Statement	1408	Community Service Personnel		\$5,930	1408	Community Service Personnel		\$5,930
	1408	Stipend/Resident Training Programs		\$5,930	1408	Stipend/Resident Training Programs		\$4,400
	1408	Resident Drug/Gang Awareness Programs		\$5,930	1408	Resident Drug/Gang Awareness Programs		\$4,400
	1408	Training		\$5,040	1408	Training		\$3,740
	1408	Computer - Software		\$2,965	1408	Computer - Software		\$2,200
	1475	Computer - Hardware		\$2,965	1475	Computer - Hardware		\$2,200
	1408	Computer - Training		\$593	1408	Computer - Training		\$440
	</							

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Work Statement for Year 3
FFY: 2013

Work Statement for Year 3
FFY: 2013

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Part III: Supporting Pages - Management Needs Work Statement (s)						
Work Statement for Year 1 FFY: 11	Work Statement for Year 2 FFY: 2012			Work Statement for Year 3 FFY: 2013		
	Development Number/Name/General Description of Major Work Categories		Quantity	Development Number/Name/General Description of Major Work Categories		Quantity
	Acct No.		Estimated Cost	Acct No.		Estimated Cost
AMP 734 See Annual Statement	1408	Community Service Personnel	\$2,980	1408	Community Service Personnel	\$2,980
	1408	Stipend/Resident Training Programs	\$2,980	1408	Stipend/Resident Training Programs	\$2,980
	1408	Resident Drug/Gang Awareness Programs	\$2,980	1408	Resident Drug/Gang Awareness Programs	\$2,980
	1408	Training	\$2,533	1408	Training	\$2,533
	1408	Computer - Software	\$1,490	1408	Computer - Software	\$1,490
	1475	Computer - Hardware	\$1,490	1475	Computer - Hardware	\$1,490
	1408	Computer - Training	\$298	1408	Computer - Training	\$298
	Subtotal of Estimated Cost		\$14,751	Subtotal of Estimated Cost		\$14,751

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Part III: Supporting Pages - Management Needs Work Statement (s)									
Work Statement for Year 1 FFY: 11		Work Statement for Year 2 FFY: 2012				Work Statement for Year 3 FFY: 2013			
		Development Number/Name/General Description of Major Work Categories		Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories		Quantity	Estimated Cost
AMP 740		Acct No.				Acct No.			
		1408	Community Service Personnel		\$2,140	1408	Community Service Personnel		\$2,140
		1408	Stipend/Resident Training Programs		\$2,140	1408	Stipend/Resident Training Programs		\$2,140
		1408	Resident Drug/Gang Awareness Programs		\$2,140	1408	Resident Drug/Gang Awareness Programs		\$2,140
		1408	Training		\$1,819	1408	Training		\$1,819
		1408	Computer - Software		\$1,070	1408	Computer - Software		\$1,070
	See	1475	Computer - Hardware		\$1,070	1475	Computer - Hardware		\$1,070
	Annual	1408	Computer - Training		\$214	1408	Computer - Training		\$214
	Statement								
		Subtotal of Estimated Cost			\$10,593	Subtotal of Estimated Cost			\$10,593

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Part III: Supporting Pages - Management Needs Work Statement (s)

Work Statement for Year 1 FFY: 11		Work Statement for Year 2 FFY: 2012			Work Statement for Year 3 FFY: 2013		
Development Number/Name/General Description of Major Work Categories		Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories		Quantity	Estimated Cost
AMP 741	Acct No.			Acct No.			
See Annual Statement	1408	Community Service Personnel	\$2,500	1408	Community Service Personnel		\$2,500
	1408	Stipend/Resident Training Programs	\$2,500	1408	Stipend/Resident Training Programs		\$3,260
	1408	Resident Drug/Gang Awareness Programs	\$2,500	1408	Resident Drug/Gang Awareness Programs		\$3,260
	1408	Training	\$2,125	1408	Training		\$2,771
	1408	Computer - Software	\$1,250	1408	Computer - Software		\$1,630
	1475	Computer - Hardware	\$1,250	1475	Computer - Hardware		\$1,630
	1408	Computer - Training	\$250	1408	Computer - Training		\$326
		Subtotal of Estimated Cost	\$12,375			Subtotal of Estimated Cost	\$15,377

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Work Statement for Year 1 FFY: 11		Work Statement for Year 2 FFY: 2012		Work Statement for Year 3 FFY: 2013	
Development Number/Name/General Description of Major Work Categories		Development Number/Name/General Description of Major Work Categories		Development Number/Name/General Description of Major Work Categories	
Acct No.		Acct No.		Acct No.	
Sec Annual Statement	1408	1408	1408	1408	Service Coordinator and Staff
	1408	1408	1408	1408	Resident Initiatives
	1408	1408	1408	1408	Community Service Personnel
	1408	1408	1408	1408	Stipend Program
	1408	1408	1408	1408	Computer - Software
	1475	1475	1475	1475	Computer - Hardware
	1408	1408	1408	1408	Computer - Training
	1408	1408	1408	1408	Web Enhancements
	1408	1408	1408	1408	Homeownership
	1408	1408	1408	1408	Training
Subtotal of Estimated Cost		Subtotal of Estimated Cost		Subtotal of Estimated Cost	
\$0		\$0		\$0	

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Part III: Supporting Pages - Management Needs Work Statement (s)						
		Work Statement for Year 4 FFY: 2014			Work Statement for Year 5 FFY: 2015	
Work Statement for Year 1 FFY: 11	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
AMP 703	Acct No.			Acct No.		
	Community Service Personnel		\$2,400	Community Service Personnel		\$2,400
	Stipend/Resident Program		\$2,400	Stipend/Resident Program		\$2,400
	Resident Drug/Gang Awareness Training		\$2,400	Resident Drug/Gang Awareness Training		\$2,400
	Training		\$2,040	Training		\$2,040
	Computer - Software		\$1,200	Computer - Software		\$1,200
See	Computer - Hardware		\$1,200	Computer - Hardware		\$1,200
Annual	Computer - Training		\$2,040	Computer - Training		\$2,040
Statement						
		Subtotal of Estimated Cost	\$13,680		Subtotal of Estimated Cost	\$13,680

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Part III: Supporting Pages - Management Needs Work Statement (s)						
Work Statement for Year 1 FFY:	Work Statement for Year 4 FFY: 2014			Work Statement for Year 5 FFY: 2015		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
AMP 704	Acct No. 1408 1408 1408 1408 1408 1475 1408	Community Service Personnel Stipend/Resident Program Resident Drug/Gang Awareness Training Training Computer - Software Computer - Hardware Computer - Training	\$1,600 \$1,600 \$1,600 \$1,360 \$800 \$800 \$160	Acct No. 1408 1408 1408 1408 1408 1475	Community Service Personnel Stipend/Resident Program Resident Drug/Gang Awareness Training Training Computer - Software Computer - Hardware	\$1,600 \$1,600 \$1,600 \$1,360 \$800 \$800 \$160
See Annual Statement						
	Subtotal of Estimated Cost		\$7,920	Subtotal of Estimated Cost		\$7,920

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Work Statement for Year 1 FFY: 11		Work Statement for Year 4 FFY: 2014			Work Statement for Year 5 FFY: 2015		
		Development Number/Name/General Description of Major Work Categories		Quantity	Estimated Cost		
AMP 705		Acct No.			Acct No.		
See Annual Statement		1408	Community Service Personnel		1408	Community Service Personnel	\$5,450
		1408	Resident Initiatives		1408	Resident Initiatives	\$30,000
		1408	Resident Drug/Gang Awareness Training		1408	Resident Drug/Gang Awareness Training	\$5,450
		1408	Training		1408	Training	\$5,450
		1408	Computer - Software		1408	Computer - Software	\$2,725
		1475	Computer - Hardware		1475	Computer - Hardware	\$2,725
		1408	Computer - Training		1408	Computer - Training	\$545
		Subtotal of Estimated Cost			Subtotal of Estimated Cost		
					\$52,345		

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Work Statement for Year 1 FFY: 11	Work Statement for Year 4 FFY: 2014			Work Statement for Year 5 FFY: 2015		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
AMP 706	<div>Acct No.</div> <div>1408</div> <div>Community Service Personnel</div> <div>1408</div> <div>Stipend/Resident Program</div> <div>1408</div> <div>Resident Drug/Gang Awareness Training</div> <div>1408</div> <div>Training</div> <div>1408</div> <div>Computer - Software</div> <div>1475</div> <div>Computer - Hardware</div> <div>1408</div> <div>Computer - Training</div>		<div>\$2,500</div> <div>\$2,500</div> <div>\$2,500</div> <div>\$2,125</div> <div>\$1,250</div> <div>\$1,250</div> <div>\$250</div>	<div>Acct No.</div> <div>1408</div> <div>Community Service Personnel</div> <div>1408</div> <div>Stipend/Resident Program</div> <div>1408</div> <div>Resident Drug/Gang Awareness Training</div> <div>1408</div> <div>Training</div> <div>1408</div> <div>Computer - Software</div> <div>1475</div> <div>Computer - Hardware</div> <div>1408</div> <div>Computer - Training</div>		<div>\$2,500</div> <div>\$2,500</div> <div>\$2,500</div> <div>\$2,125</div> <div>\$1,250</div> <div>\$1,250</div> <div>\$250</div>
See Annual Statement						
	Subtotal of Estimated Cost		\$12,375	Subtotal of Estimated Cost		\$12,375

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Part III: Supporting Pages - Management Needs Work Statement (s)

Work Statement for Year 1 FFY: 11	Work Statement for Year 4 FFY: 2014				Work Statement for Year 5 FFY: 2015			
	Development Number/Name/General Description of Major Work Categories		Quantity		Development Number/Name/General Description of Major Work Categories		Quantity	
	Acct No.	Estimated Cost	Quantity	Estimated Cost	Acct No.	Estimated Cost	Quantity	Estimated Cost
AMP 708 Sec Annual Statement	1408	\$15,710		\$15,710	1408	\$15,710		\$15,710
	1408	\$15,710		\$15,710	1408	\$15,710		\$15,710
	1408	\$15,710		\$15,710	1408	\$15,710		\$15,710
	1408	\$13,354		\$13,354	1408	\$13,354		\$13,354
	1408	\$10,000		\$10,000	1408	\$10,000		\$10,000
	1408	\$7,855		\$7,855	1408	\$7,855		\$7,855
	1475	\$7,855		\$7,855	1475	\$7,855		\$7,855
	1408	\$1,571		\$1,571	1408	\$1,571		\$1,571
	Subtotal of Estimated Cost			\$87,765	Subtotal of Estimated Cost			\$87,765

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Part III: Supporting Pages - Management Needs Work Statement (s)

Work Statement for Year 1 FFY: 11	Work Statement for Year 4 FFY: 2014			Work Statement for Year 5 FFY: 2015		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
AMP 709	Acct No. 1408 1408 1408 1408 1408 1475 1408	Community Service Personnel Stipend/Resident Training Programs Resident Drug/Gang Awareness Programs Training Computer - Software Computer - Hardware Computer - Training	\$3,500 \$3,500 \$3,500 \$2,975 \$1,750 \$1,750 \$350	Acct No. 1408 1408 1408 1408 1408 1475 1408	Community Service Personnel Stipend/Resident Training Programs Resident Drug/Gang Awareness Programs Training Computer - Software Computer - Hardware Computer - Training	\$3,500 \$3,500 \$3,500 \$2,975 \$1,750 \$1,750 \$350
See Annual Statement						
	Subtotal of Estimated Cost			Subtotal of Estimated Cost		
	\$17,325			\$17,325		

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Work Statement for Year 1 FFY: 11	Work Statement for Year 4 FFY: 2014			Work Statement for Year 5 FFY: 2015		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
AMP 712	Acct No. 1408 1408 1408 1408 1408 1475 1408	Community Service Personnel Stipend/Resident Training Programs Resident Drug/Gang Awareness Programs Training Computer - Software Computer - Hardware Computer - Training	\$3,360 \$3,360 \$3,360 \$2,856 \$1,680 \$1,680 \$336	Acct No. 1408 1408 1408 1408 1408 1475 1408	Community Service Personnel Stipend/Resident Training Programs Resident Drug/Gang Awareness Programs Training Computer - Software Computer - Hardware Computer - Training	\$3,360 \$3,360 \$3,360 \$2,856 \$1,680 \$1,680 \$336
See Annual Statement						
	Subtotal of Estimated Cost			\$16,632	Subtotal of Estimated Cost	
					Subtotal of Estimated Cost	\$16,632

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Part III: Supporting Pages - Management Needs Work Statement (s)

Work Statement for Year 1 FFY: 11	Work Statement for Year 4 FFY: 2014			Work Statement for Year 5 FFY: 2015		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
AMP 715	Acct No. 1408 1408 1408 1408 1408 1475 1408	Community Service Personnel Stipend/Resident Training Programs Resident Drug/Gang Awareness Programs Training Computer - Software Computer - Hardware Computer - Training	\$4,760 \$4,760 \$4,760 \$4,046 \$2,380 \$2,380 \$476	Acct No. 1408 1408 1408 1408 1408 1475 1408	Community Service Personnel Stipend/Resident Training Programs Resident Drug/Gang Awareness Programs Training Computer - Software Computer - Hardware Computer - Training	\$4,760 \$4,760 \$4,760 \$4,046 \$2,380 \$2,380 \$476
See Annual Statement						
		Subtotal of Estimated Cost	\$23,562		Subtotal of Estimated Cost	\$23,562

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Part III: Supporting Pages - Management Needs Work Statement (s)

Work Statement for Year 1 FFY: 11		Work Statement for Year 4 FFY: 2014		Work Statement for Year 5 FFY: 2015	
Development Number/Name/General Description of Major Work Categories		Development Number/Name/General Description of Major Work Categories		Development Number/Name/General Description of Major Work Categories	
Acct No.	Quantity	Estimated Cost	Acct No.	Quantity	Estimated Cost
AMP 717					
	Community Service Personnel Resident Initiatives Stipend/Resident Training Programs Resident Drug/Gang Awareness Programs Training Computer - Software Computer - Hardware Computer - Training	\$5,740 \$15,000 \$5,740 \$5,740 \$4,879 \$2,870 \$2,870 \$574	1408 1408 1408 1408 1408 1408 1475 1408		\$5,740 \$15,000 \$5,740 \$5,740 \$4,879 \$2,870 \$2,870 \$574
See					
Annual					
Statement					
Subtotal of Estimated Cost		\$43,413	Subtotal of Estimated Cost		\$43,413

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Part III: Supporting Pages - Management Needs Work Statement (s)

Work Statement for Year 4 FFY: 2014		Work Statement for Year 5 FFY: 2015	
Development Number/Name/General Description of Major Work Categories	Quantity	Development Number/Name/General Description of Major Work Categories	Quantity
AMP 724	Acct No.	Acct No.	
See Annual Statement	1408	Community Service Personnel	Community Service Personnel
	1408	Stipend/Resident Training Programs	Stipend/Resident Training Programs
	1408	Resident Drug/Gang Awareness Programs	Resident Drug/Gang Awareness Programs
	1408	Training	Training
	1408	Computer - Software	Computer - Software
	1475	Computer - Hardware	Computer - Hardware
	1408	Computer - Training	Computer - Training

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Part III: Supporting Pages - Management Needs Work Statement (s)

Work Statement for Year 1 FFY: 11		Work Statement for Year 4 FFY: 2014		Work Statement for Year 5 FFY: 2015	
Development Number/Name/General Description of Major Work Categories		Development Number/Name/General Description of Major Work Categories		Development Number/Name/General Description of Major Work Categories	
AMP 727	Acct No.	Acct No.	Estimated Cost	Quantity	Estimated Cost
See Annual Statement	1408	1408	\$4,400	Community Service Personnel	\$4,400
	1408	1408	\$4,400	Stipend/Resident Training Programs	\$4,400
	1408	1408	\$4,400	Resident Drug/Gang Awareness Programs	\$4,400
	1408	1408	\$3,740	Training	\$3,740
	1408	1408	\$2,200	Computer - Software	\$2,200
	1475	1475	\$2,200	Computer - Hardware	\$2,200
	1408	1408	\$440	Computer - Training	\$440
Subtotal of Estimated Cost		Subtotal of Estimated Cost		Subtotal of Estimated Cost	
		\$21,780		\$21,780	

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Work Statement for Year 1 FFY: 11	Work Statement for Year 4 FFY: 2014		Work Statement for Year 5 FFY: 2015	
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Estimated Cost
AMP 734	Acct No.			
See Annual Statement	1408	Community Service Personnel		
	1408	Stipend/Resident Training Programs	\$2,980	\$2,980
	1408	Resident Drug/Gang Awareness Programs	\$2,980	\$2,980
	1408	Training	\$2,533	\$2,533
	1408	Computer - Software	\$1,490	\$1,490
	1475	Computer - Hardware	\$1,490	\$1,490
	1408	Computer - Training	\$298	\$298
		Subtotal of Estimated Cost	\$14,751	\$14,751
		Subtotal of Estimated Cost		\$14,751

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Work Statement for Year 5
FFY: 2015

\$13,217

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Part III: Supporting Pages - Management Needs Work Statement (s)

Work Statement for Year 1 FFY: 11	Work Statement for Year 4 FFY: 2014				Work Statement for Year 5 FFY: 2015			
	Development Number/Name/General Description of Major Work Categories		Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories		Quantity	Estimated Cost
	Acct No.				Acct No.			
AMP 740	1408	Community Service Personnel		\$2,140	1408	Community Service Personnel		\$2,140
	1408	Stipend/Resident Training Programs		\$2,140	1408	Stipend/Resident Training Programs		\$2,140
	1408	Resident Drug/Gang Awareness Programs		\$2,140	1408	Resident Drug/Gang Awareness Programs		\$2,140
	1408	Training		\$1,819	1408	Training		\$1,819
	1408	Computer - Software		\$1,070	1408	Computer - Software		\$1,070
Sec	1475	Computer - Hardware		\$1,070	1475	Computer - Hardware		\$1,070
Annual	1408	Computer - Training		\$214	1408	Computer - Training		\$214
Statement								
		</						

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Work Statement for Year 1 FFY: 11	Work Statement for Year 4 FFY: 2014				Work Statement for Year 5 FFY: 2015			
	Development Number/Name/General Work Categories	Quantity	Estimated Cost	Acct No.	Development Number/Name/General Work Categories	Quantity	Estimated Cost	Acct No.
AMP 745 See Annual Statement	Service Coordinator and Staff			1408	Service Coordinator and Staff			1408
	Resident Initiatives			1408	Resident Initiatives			1408
	Community Service Personnel			1408	Community Service Personnel			1408
	Stipend Program			1408	Stipend Program			1408
	Computer - Software			1408	Computer - Software			1408
	Computer - Hardware			1475	Computer - Hardware			1475
	Computer - Training			1408	Computer - Training			1408
	Subtotal of Estimated Cost				Subtotal of Estimated Cost			
				\$0				\$0

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Work Statement for Year 4 FFY: 2014		Work Statement for Year 5 FFY: 2015	
Development Number/Name/General Description of Major Work Categories	Quantity	Development Number/Name/General Description of Major Work Categories	Quantity
<div>AMP 747</div> <div> <div>1408</div> <div>1408</div> <div>1408</div> <div>1408</div> <div>1408</div> <div>1475</div> <div>1408</div> <div>1408</div> <div>1408</div> <div>1408</div> </div> <div> <div>Service Coordinator and Staff</div> <div>Resident Initiatives</div> <div>Community Service Personnel</div> <div>Stipend Program</div> <div>Computer - Software</div> <div>Computer - Hardware</div> <div>Computer - Training</div> <div>Web Enhancements</div> <div>Homeownership</div> <div>Training</div> </div>		<div> <div>1408</div> <div>1408</div> <div>1408</div> <div>1408</div> <div>1408</div> <div>1475</div> <div>1408</div> <div>1408</div> <div>1408</div> <div>1408</div> </div> <div> <div>Service Coordinator and Staff</div> <div>Resident Initiatives</div> <div>Community Service Personnel</div> <div>Stipend Program</div> <div>Computer - Software</div> <div>Computer - Hardware</div> <div>Computer - Training</div> <div>Web Enhancements</div> <div>Training</div> </div>	
<div>Sec</div> <div>Annual</div> <div>Statement</div>			
Subtotal of Estimated Cost		Subtotal of Estimated Cost	
\$0		\$0	

Part I: Summary
PHA Name:

Grant Type and Number
Capital Fund Program Grant No: OH12P007-50111
Date of CFFP: Replacement Housing Factor Grant No.:

FFY of Grant
2011
FFY of Grant Approval

Type of Grant		Reserve for Disasters/Emergencies		Revised Annual Statement Revision No:		Final Performance and Evaluation Report	
X Original Annual Statement		Performance and Evaluation Report for Period Ending:		Total Estimated Cost		Total Actual Cost	
Line	Summary by Development Account	Original	Revised	Obligated	Expended		
1	Total non-CFP Funds						
2	1406 Operations (may not exceed 20% of line 21)	1,758,304.00					
3	1408 Management Improvements	545,000.00					
4	1410 Administration (may not exce 10% of line 21)	879,152.00					
5	1411 Audit						
6	1415 Liquidated Damages						
7	1430 Fees and Costs	285,000.00					
8	1440 Site Acquisition						
9	1450 Site Improvement	531,600.00					
10	1460 Dwelling Structures	3,243,893.00					
11	1465.1 Dwelling Equipment-Nonexpendable	50,000.00					
12	1470 Non-dwelling Structures						
13	1475 Non-dwelling Equipment	90,000.00					
14	1485 Demolition	100,000.00					
15	1492 Moving to Work Demonstration						
16	1495.1 Relocation Costs	50,000.00					
17	1499 Development Activities						
18a	1501 Collateralization or Debt Service paid by PHA						
18ba	9000 Collateralization or Debt Service paid via System of Direct Payment	1,258,571.00					
19	1502 Contingency (may not exceed 8% of line 20)	0.00					
20	Amount of Annual Grant (Sum of lines.....)	8,791,520.00					
	Amount of line 20 Related to LBP Activities	125,000.00					
	Amount of line 20 Related to Section 504 Compliance	110,000.00					
	Amount of line 20 Related to Security - Soft Costs	600,000.00					
	Amount of line 20 Related to Security - Hard Costs						
	Amount of line 20 Related to Energy Conservation Measures	618,000.00					

Signature of Executive Director
Anthony W. O'Leary

Date
04/08/2011

Signature of Public Housing Director

Date

Part II: Supporting Pages									
PHA Name		Grant Type and Number			FFFP (Yes / No):			Federal FFY of Grant:	
Akron Metropolitan Housing Authority		Capital Fund Program Grant No: OH12P007-50111			Replacement Housing Factor Grant No:			2011	
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Dev. Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Funds Obligated	Funds Expended		
PHA Wide	Administration	1410		879,152.00					
	Debt Service	9000		1,258,571.00					
	Contingency	1502		0.00					
AMP 703	Operations	1406		39,799.30					
Mohawk	Community Service Coordinator & Staff	1408		2,400.00					
	Stipend Program/Resident Training	1408		2,400.00					
	Resident Drug/Gang Awareness Programs	1408		2,400.00					
	Training - Staff	1408		2,040.00					
	Computer Training	1408		240.00					
	Computer Software	1408		1,200.00					
	Computer Hardware	1475		1,200.00					
	Playground Equipment	1475		2,857.00					
	ADA Dwelling Structures	1460		1,200.00					
	Replace Hot Water Tanks (Force Acct)	1460		35,000.00					
	Replace Furnaces (Force Acct)	1460		75,000.00					
	ADA Appliances	1465		1,200.00					
	Environmental Reviews	1430		2,727.00					
Total 703				169,663.30					
AMP 704	Operations	1406		26,532.86					
	Community Service Coordinator & Staff	1408		1,600.00					
	Stipend Program/Resident Training	1408		1,600.00					
	Resident Drug/Gang Awareness Programs	1408		1,600.00					
	Training	1408		1,360.00					
	Computer Training	1408		160.00					
	Computer Software	1408		800.00					
	Computer Hardware	1475		800.00					
	Playground Equipment	1475		2,858.00					
	ADA Dwelling Structures	1460		800.00					
	ADA Appliances	1465		800.00					
Total 704				38,910.86					

Part II: Supporting Pages									
PHA Name		Grant Type and Number			Federal FFY of Grant:				
Akron Metropolitan Housing Authority		Capital Fund Program Grant No: OH12P007-50111			2011				
Development Number Name/PHA-Wide Activities		Replacement Housing Factor Grant No:			CFPP (Yes / No):				
		Total Estimated Cost			Total Actual Cost				
		Dev. Account No.	Quantity	Original	Revised	Funds Obligated	Funds Expended	Status of Work	
AMP 705	Operations	1406		90,377.57					
	Community Service Coordinator & Staff	1408		5,450.00					
	Resident Initiative	1408		30,000.00					
	Stipend Program/Resident Training	1408		5,450.00					
	Resident Drug/Gang Awareness Programs	1408		5,450.00					
	Training	1408		4,632.50					
	Computer Training	1408		545.00					
	Computer Software	1408		2,725.00					
	Computer Hardware	1475		2,725.00					
	Environmental Reviews	1430		2,727.00					
	Replace Trash Compactor	1460		40,000.00					
	HVAC Upgrades	1460		150,000.00					
Total 705	ADA Dwelling Structures	1460		2,725.00					
	ADA Appliances	1465		2,725.00					
				345,532.07					
	Operations	1406		41,457.60					
	Community Service Coordinator & Staff	1408		2,500.00					
	Stipend Program/Resident Training	1408		2,500.00					
	Resident Drug/Gang Awareness Programs	1408		2,500.00					
	Training	1408		2,125.00					
	Computer Training	1408		250.00					
Total 706	Computer Software	1408		1,250.00					
	Computer Hardware	1475		1,250.00					
				53,832.60					
	Operations	1406		360,519.56					
	Community Service Coordinator & Staff	1408		15,710.00					
	Stipend Program/Resident Training	1408		15,710.00					
	Resident Drug/Gang Awareness Programs	1408		15,710.00					
	Training	1408		13,353.50					
AMP 708	Operations	1406							
	Community Service Coordinator & Staff	1408							
	Stipend Program/Resident Training	1408							
	Resident Drug/Gang Awareness Programs	1408							
	Training	1408							

Part II: Supporting Pages									
PHA Name		Grant Type and Number			FFFP (Yes / No):			Federal FFY of Grant:	
Akron Metropolitan Housing Authority		Capital Fund Program Grant No: OH12P007-50111			Replacement Housing Factor Grant No:			2011	
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Dev. Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Funds Obligated	Funds Expended		
OH 708 (cont'd)	Homeownership	1408		10,000.00					
	Computer Training	1408		1,571.00					
	Computer Software	1408		7,855.00					
	Computer Hardware	1475		7,855.00					
	Fees/Costs - Small projects	1430		35,000.00					
	Fees/Costs - Lead/Asbestos/Mold testing	1430		25,000.00					
	Concrete/Asphalt Paving Improvements	1450		180,000.00					
	Rehab-Site Improvements	1450		150,000.00					
	Rehab - Lead Paint/Asbestos Abatement	1460		100,000.00					
	Rehab - Dwelling Structure Renovations	1460		700,000.00					
	Mold Abatement	1460		25,000.00					
	ADA Site Improvements	1450		10,000.00					
	ADA-Dwelling Structures	1460		12,570.00					
	ADA-Appliances	1465		10,785.00					
	Roof Replacement	1460		80,000.00					
	Playground Equipment	1475		2,858.00					
	Demolition	1485		100,000.00					
	Environmental Review	1430		2,730.00					
Total AMP 708				1,882,227.06					
AMP 709	Operations	1406		58,040.64					
	Community Service Coordinator & Staff	1408		3,500.00					
	Stipend Program/Resident Training	1408		3,500.00					
	Resident Drug/Gang Awareness Programs	1408		3,500.00					
	Training	1408		2,975.00					
	Computer Training	1408		350.00					
	Computer Software	1408		1,750.00					
	Computer Hardware	1475		1,750.00					
	ADA - Dwelling Structures	1460		1,750.00					
	ADA - Appliances	1465		1,750.00					
Total 709				78,865.64					

Part II: Supporting Pages									
PHA Name		Grant Type and Number			Federal FFY of Grant:				
Akron Metropolitan Housing Authority		Capital Fund Program Grant No: OH12P007-50111			2011				
Development Number Name/PHA-Wide Activities		Replacement Housing Factor Grant No:			CFFP (Yes / No):				
		Total Estimated Cost			Total Actual Cost				
		Dev. Account No.	Quantity	Original	Revised	Funds Obligated	Funds Expended	Status of Work	
AMP 710	Operations	1406		136,146.76					
	Community Service Coordinator & Staff	1408		8,210.00					
	Resident Initiative	1408		15,000.00					
	Stipend Program/Resident Training	1408		8,210.00					
	Resident Drug/Gang Awareness Programs	1408		8,210.00					
	Training	1408		6,978.50					
	Computer Training	1408		821.00					
	Computer Software	1408		4,105.00					
	Computer Hardware	1475		4,105.00					
	ADA - Dwelling Structures	1460		4,105.00					
Total 710	ADA Appliances	1465		4,105.00					
	A & E Fees -ADA Laundry Room 2nd Floor	1430		10,000.00					
				209,996.26					
	Operations	1406		55,719.00					
	Community Service Coordinator & Staff	1408		3,360.00					
	Stipend Program/Resident Training	1408		3,360.00					
	Resident Drug/Gang Awareness Programs	1408		3,360.00					
	Training	1408		2,856.00					
AMP 712	Computer Training	1408		336.00					
	Computer Software	1408		1,680.00					
	Computer Hardware	1475		1,680.00					
	Dwelling Structures - Comp Mod	1460		0.00					
				72,351.00					
AMP 714	Operations	1406		64,342.20					
	Community Service Coordinator & Staff	1408		3,880.00					
	Stipend Program/Resident Training	1408		3,880.00					
	Resident Drug/Gang Awareness Programs	1408		3,880.00					
	Training	1408		3,298.00					
	Computer Training	1408		388.00					
	Computer Software	1408		1,940.00					
	Computer Hardware	1475		1,940.00					

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

PHA Name	Grant Type and Number	Federal FFY of Grant:

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Part II: Supporting Pages									
PHA Name		Grant Type and Number			Federal FFY of Grant:				
Akron Metropolitan Housing Authority		Capital Fund Program Grant No: OH12P007-50111			2011				
Replacement Housing Factor Grant No:		Total Estimated Cost			CFFP (Yes / No): No				
Development Number	General Description of Major Work Categories	Dev. Account No.	Quantity	Original	Revised	Funds Obligated	Funds Expended	Status of Work	
AMP 717	Operations	1406		95,186.65					
	Community Service Coordinator & Staff	1408		5,740.00					
	Resident Initiatives	1408		15,000.00					
	Stipend Program/Resident Training	1408		5,740.00					
	Resident Drug/Gang Awareness Programs	1408		5,740.00					
	Training	1408		4,879.00					
	Computer Training	1408		574.00					
	Computer Software	1408		2,870.00					
	Computer Hardware	1475		2,870.00					
	A & E Interior Renovations	1430		100,000.00					
	Interior Renovations	1460		530,893.00					
	ADA-Dwelling Structures	1460		2,870.00					
	ADA Appliances	1465		2,870.00					
	Environmental Reviews	1430		2,727.00					
	Relocation	1485		50,000.00					
Total 717				827,959.65					
AMP 721	Operations	1406		70,975.41					
	Community Service Coordinator & Staff	1408		4,280.00					
	Stipend Program/Resident Training	1408		4,280.00					
	Resident Drug/Gang Awareness Programs	1408		4,280.00					
	Training	1408		3,638.00					
	Computer Training	1408		428.00					
	Computer Software	1408		2,140.00					
	Computer Hardware	1475		2,140.00					
	ADA - Dwelling Structures	1460		2,140.00					
	ADA - Appliances	1465		2,140.00					
Total 721				96,441.41					

Part II: Supporting Pages									
PHA Name		Grant Type and Number			CFEP (Yes / No):			Federal FFY of Grant:	
Akron Metropolitan Housing Authority		Capital Fund Program Grant No: OH12P007-50111			No			2011	
Replacement Housing Factor Grant No:		Total Estimated Cost			Total Actual Cost				
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Dev. Account No.	Quantity	Original	Revised	Funds Obligated	Funds Expended	Status of Work	
AMP 722	Operations	1406		72,965.38					
	Community Service Coordinator & Staff	1408		4,400.00					
	Resident Initiatives	1408		15,000.00					
	Stipend Program/Resident Training	1408		4,400.00					
	Resident Drug/Gang Awareness Programs	1408		4,400.00					
	Training	1408		3,740.00					
	Computer Training	1408		440.00					
	Computer Software	1408		2,200.00					
	Computer Hardware	1475		2,200.00					
	ADA Dwelling Structures	1460		2,200.00					
	ADA Appliances	1465		2,200.00					
Total 722				114,145.38					
AMP 724	Operations	1406		33,166.08					
	Community Service Coordinator & Staff	1408		2,000.00					
	Stipend Program/Resident Training	1408		2,000.00					
	Resident Drug/Gang Awareness Programs	1408		2,000.00					
	Training	1408		1,700.00					
	Computer Training	1408		200.00					
	Computer Software	1408		1,000.00					
	Computer Hardware	1475		1,000.00					
	Playground Equipment	1475		2,857.00					
	ADA - Dwelling Structures	1460		1,000.00					
	ADA - Appliances	1465		1,000.00					
total 7-24				47,923.08					

Part II: Supporting Pages									
PHA Name		Grant Type and Number			Federal FFY of Grant:				
Akron Metropolitan Housing Authority		Capital Fund Program Grant No: OH12P007-50111			CFFP (Yes / No): No				
Development Number Name/PHA-Wide Activities		Replacement Housing Factor Grant No:		Total Estimated Cost		Total Actual Cost			
		Dev. Account No.	Quantity	Original	Revised	Funds Obligated	Funds Expended	Status of Work	
AMP 725	Operations	1406		39,467.64					
	Community Service Coordinator & Staff	1408		2,380.00					
	Stipend Program/Resident Training	1408		2,380.00					
	Resident Drug/Gang Awareness Programs	1408		2,380.00					
	Training	1408		2,023.00					
	Computer Training	1408		238.00					
	Computer Software	1408		1,190.00					
	Computer Hardware	1475		1,190.00					
	Playground Equipment	1475		2,857.00					
	Replace Hot Water Tanks (Force Acct)	1460		100,000.00					
	ADA - Dwelling Structures	1460		1,190.00					
	ADA - Appliances	1465		1,190.00					
Total 7-25 AMP 727	Environmental Reviews	1430		2,727.00					
	Operations	1406		159,212.64					
	Community Service Coordinator & Staff	1408		72,965.38					
	Stipend Program/Resident Training	1408		4,400.00					
	Resident Drug/Gang Awareness Programs	1408		4,400.00					
	Training	1408		3,740.00					
	Computer Training	1408		440.00					
	Computer Software	1408		2,200.00					
	Computer Hardware	1475		2,200.00					
	A & E Fees- Replace Bldg. Sprinkler Syst	1430		75,000.00					
	Replace Bldg Sprinkler/Fire Suppresion	1460		1,000,000.00					
Total 7-27 AMP 728	ADA Dwelling Structures	1460		2,200.00					
	ADA - Appliances	1465		2,200.00					
	Environmental Reviews	1430		2,727.00					
	Operations			1,176,872.38					
	Community Service Coordinator & Staff	1406		98,337.43					
	Stipend Program/Resident Training	1408		5,930.00					
	Resident Drug/Gang Awareness Programs	1408		5,930.00					
	Training	1408		5,930.00					
	Computer Training	1408		5,040.50					
				593.00					

U.S. Department of Housing and Urban Development
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Expires 4/30/2011

Federal FFY of Grant:

Capital Fund Program Grant No:	OH12P007-50111	CCFP (Yes / No):	No
Replacement Housing Factor Grant No:			

Capital Fund Program Grant No:	OH12P007-50111	CFPP (Yes / No):	No	2011
Replacement Housing Factor Grant No:				

ant No:	OH12P007-50111	CFPP (Yes / No): No	2011
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CFFP (Yes / No):	No	2011
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2011

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**Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part II: Supporting Pages

PHA Name		Grant Type and Number		Capital Fund Program Grant No:		OH12P007-50111		CFPP (Yes / No):		Federal FFY of Grant:	
Akron Metropolitan Housing Authority		Replacement Housing Factor Grant No:						No		2011	
Development Number	General Description of Major Work Categories	Dev. Account No.	Quantity	Total Estimated Cost		Revised	Total Actual Cost		Funds Obligated	Funds Expended	Status of Work
Name/PHA-Wide Activities				Original							
AMP 7-30 (Con't)	Playground Equipment	1475		2,857.00							
	ADA Appliances	1465		1,785.00							
Total 730				81,514.95							
AMP 734	Operations	1406		49,417.46							
	Community Service Coordinator & Staff	1408		2,980.00							
	Stipend Program/Resident Training	1408		2,980.00							
	Resident Drug/Gang Awareness Programs	1408		2,980.00							
	Training	1408		2,533.00							
	Computer Training	1408		298.00							
	Computer Software	1408		1,490.00							
	Computer Hardware	1475		1,490.00							
	Playground Equipment	1475		2,857.00							
	Site - Concrete/Asphalt	1450		15,500.00							
	ADA - Dwelling Structures	1460		1,490.00							
	ADA - Appliances	1465		1,490.00							
	Environmental Reviews	1430		2,727.00							
Total 734				88,232.46							
AMP 739	Operations	1406		44,276.72							
	Community Service Coordinator & Staff	1408		2,670.00							
	Stipend Program/Resident Training	1408		2,670.00							
	Resident Drug/Gang Awareness Programs	1408		2,670.00							
	Training	1408		2,269.50							
	Computer Training	1408		267.00							
	Computer Software	1408		1,335.00							
	Computer Hardware	1475		1,335.00							
	Playground Equipment	1475		2,857.00							
	A & E Site/Concrete Improvements	1430		10,000.00							
	ADA- Dwelling Structures	1460		1,335.00							

Part II: Supporting Pages									
PHA Name Akron Metropolitan Housing Authority				Grant Type and Number Capital Fund Program Grant No: OH12P007-50111 Replacement Housing Factor Grant No:			CFPP (Yes / No): No		Federal FFY of Grant: 2011
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Dev. Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Funds Obligated	Funds Expended		
AMP 7-39 (Con't)	ADA - Appliances	1465		1,335.00					
Jenkins/Willow Run	Concrete/Asphalt Paving Improvements	1450		168,500.00					
	Environmental Reviews	1430		2,727.00					
Total 739				244,247.22					
AMP 740	Operations	1406		35,487.70					
	Community Service Coordinator & Staff	1408		2,140.00					
	Stipend Program/Resident Training	1408		2,140.00					
	Resident Drug/Gang Awareness Programs	1408		2,140.00					
	Training	1408		1,819.00					
	Computer Training	1408		214.00					
	Computer Software	1408		1,070.00					
	Computer Hardware	1475		1,070.00					
	Playground Equipment	1475		2,857.00					
	ADA - Dwelling Structures	1460		1,070.00					
	ADA - Appliances	1465		1,070.00					
	Replace Hot Water Tanks (Force Acct)	1460		58,000.00					
Crimson	Exterior Building Renovations	1460		200,000.00					
Harding Road	Environmental Reviews	1430		2,727.00					
Total 740				311,804.70					
AMP 741	Operations	1406		41,457.60					
	Community Service Coordinator & Staff	1408		2,500.00					
	Stipend Program/Resident Training	1408		2,500.00					
	Resident Drug/Gang Awareness Programs	1408		2,500.00					
	Training	1408		2,125.00					
	Computer Training	1408		250.00					
	Computer Software	1408		1,250.00					
	Computer Hardware	1475		1,250.00					
	Playground Equipment	1475		2,857.00					
	Environmental Reviews	1430		2,727.00					

U.S. Department of Housing and Urban Development
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Federal FFY of Grant:

Federal FFY of Grant:

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
Expires 4/30/2011

Part III: Implementation Schedule									
PHA Name: Akron Metropolitan Housing Authority				Grant Type and Number Capital Fund Program No: OH12P007-50111 Replacement Housing Factor No:			Federal FY of Grant: 2011		
Development Number Name/HA-Wide Activities	All Fund Obligated Quarter Ending Date			All Funds Expended Quarter Ending Date			Reasons for Revised Target Dates 2		
	Original	Revised	Actual	Original	Revised 1	Actual 2			
Administration	12/2012								
Debt Service	12/2012								
Contingency									
AMP 703									
Playground Equipment	09/2013								
Appliances Energy Efficient	09/2013								
ADA Site Improvements	09/2013								
ADA Dwelling Structures	09/2013								
ADA Appliances	09/2013								
Replace Hot Water Tanks	06/2012								
Replace Furnaces	06/2012								
AMP 704									
Operations	09/2013								
Management Improvements	09/2013								
Playground Equipment	09/2013								
ADA Site Improvements	09/2013								
ADA Dwelling Structures	09/2013								
ADA Appliances	09/2013								
AMP 705									
Operations	09/2013								
Management Improvements	09/2013								
HVAC Upgrades	09/2012								

**Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part III: Implementation Schedule									
PHA Name: Akron Metropolitan Housing Authority			Grant Type and Number Capital Fund Program No: OH12P007-50111 Replacement Housing Factor No:				CFFP (Yes / No) No		Federal FY of Grant: 2011
Development Number Name/HA-Wide Activities	All Fund Obligated Quarter Ending Date			All Funds Expended Quarter Ending Date			Reasons for Revised Target Dates 2		
	Original	Revised	Actual	Original	Revised 1	Actual 2			
AMP 705 (con't)									
Playground Equipment	09/2013								
Appliances Energy Efficient	09/2013								
ADA Dwelling Structures	09/2013								
ADA Appliances	09/2013								
Replace Trash Compactor	03/2013								
AMP 706									
Operations	09/2013								
Management Improvements	09/2013								
ADA Appliances	09/2013								
ADA Dwelling Structures	09/2013								
AMP 708									
Operations	09/2013								
Management Improvements	09/2013								
Fees/Costs -Small projects	09/2013								
Fees/Costs-Lead/Asbestos/Mold	09/2013								
Concrete/Asphalt	09/2013								
Rehab-Site Improvements	09/2013								
Concrete/Asphalt - Service Center	06/2013								

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
Expires 4/30/2011

Part III: Implementation Schedule

PHA Name: Akron Metropolitan Housing Authority			Grant Type and Number Capital Fund Program No: OH12P007-50111 Replacement Housing Factor No:			Federal FY of Grant: 2011	
Development Number Name/HA-Wide Activities	All Fund Obligated Quarter Ending Date		Actual	All Funds Expended Quarter Ending Date		Reasons for Revised Target Dates 2	
	Original	Revised		Original	Revised 1		Actual 2
AMP 708 (Con't)							
Rehab- LBP/Asbestos Abatement	09/2013						
Rehab-Dwell Structure Renovat.	09/2013						
Mold Abatement	09/2013						
ADA-Site Improvements	09/2013						
ADA-Dwelling Structures	09/2013						
ADA-Appliances	09/2013						
Roof Replacement	09/2013						
Playground Equipment	09/2013						
AMP 709							
Operations	09/2013						
Management Improvements	09/2013						
ADA - Dwelling Structures	09/2013						
ADA - Appliances	09/2013						
AMP 710							
Operations	09/2013						
Management Improvements	09/2013						
A & E - Laundry Room ADA	03/2013						

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U.S. Department of Housing and Urban Development
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Part III: Implementation Schedule

PHA Name: Akron Metropolitan Housing Authority			Grant Type and Number Capital Fund Program No: OH12P007-50111 Replacement Housing Factor No:			Federal FY of Grant: 2011		
Development Number Name/HA-Wide Activities	All Fund Obligated Quarter Ending Date			All Funds Expended Quarter Ending Date			Reasons for Revised Target Dates 2	
	Original	Revised	Actual	Original	Revised 1	Actual 2		
AMP 710 (Con't)								
ADA - Dwelling Structures	09/2013							
ADA Appliances	09/2013							
AMP 712								
Operations	09/2013							
Management Improvements	09/2013							
AMP 714								
Operations	09/2013							
Management Improvements	09/2013							
Playground Equipment	09/2013							
ADA - Site Improvements	09/2013							
ADA - Dwelling Structures	09/2013							
ADA Appliances	09/2013							
AMP 715								
Operations	09/2013							
Management Improvements	09/2013							
Playground Equipment	09/2013							

**Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program**

Part III: Implementation Schedule

PHA Name: Akron Metropolitan Housing Authority		Grant Type and Number Capital Fund Program No: OH12P007-50111 Replacement Housing Factor No:		CFFP (Yes / No)		Federal FY of Grant: 2011	
Development Number Name/HA-Wide Activities	All Fund Obligated Quarter Ending Date		All Funds Expended Quarter Ending Date		Reasons for Revised Target Dates 2		
	Original	Revised	Actual	Original	Revised 1	Actual 2	
ADA - Site Improvements	09/2013						
ADA-Dwelling Structures	09/2013						
ADA Appliances	09/2013						
Concrete/Asphalt	09/2013						
Replace Concrete Stoops	03/2013						
AMP 717							
Operations	09/2013						
Management Improvements	09/2013						
Interior Renovations	09/2013						
ADA-Dwelling Structures	09/2013						
ADA Appliances	09/2013						
ADA Site	09/2013						
AMP 721							
Operations	09/2013						
Management Improvements	09/2013						
ADA Site Improvements	09/2013						

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Part III: Implementation Schedule

[illegible]

Part III: Implementation Schedule									
PHA Name: Akron Metropolitan Housing Authority			Grant Type and Number Capital Fund Program No: OH12P007-50111 Replacement Housing Factor No:				CFFP (Yes / No) No		Federal FY of Grant: 2011
Development Number Name/HA-Wide Activities	All Fund Obligated Quarter Ending Date			All Funds Expended Quarter Ending Date			Reasons for Revised Target Dates 2		
	Original	Revised	Actual	Original	Revised 1	Actual 2			
AMP 725									
Operations	09/2013								
Management Improvements	09/2013								
Playground Equipment	09/2013								
Mechanical-Replace Furnaces	12/2012								
Plumbing-Rep Hot Water Tanks	12/2012								
ADA - Dwelling Structures	09/2013								
ADA - Appliances	09/2013								
AMP 727									
Operations	09/2013								
Management Improvements	09/2013								
ADA Dwelling Structures	09/2013								
ADA - Appliances	09/2013								
ADA Site	09/2013								
A & E Sprinkler System	12/2011								
Sprinkler System	03/2012								
AMP 728									
Operations	09/2013								
Management Improvements	09/2013								
Playground Equipment	09/2013								
ADA - Site Improvements	09/2013								
ADA - Dwelling Structures	09/2013								
ADA - Appliances	09/2013								

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Expires 4/30/2011

Part III: Implementation Schedule

Grant Type and Number	Federal FY of Grant:
PHA Name:	

Akron Metropolitan Housing Authority		2011
Capital Fund Program No:	OH12P007-50111	CFPP (Yes / No)

Replacement Housing Factor No: 2011

[illegible]

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
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Part III: Implementation Schedule									
PHA Name: Akron Metropolitan Housing Authority				Grant Type and Number Capital Fund Program No: OH12P007-50111 Replacement Housing Factor No:			CFFP (Yes / No)		Federal FY of Grant: 2011
Development Number Name/HA-Wide Activities	All Fund Obligated Quarter Ending Date			All Funds Expended Quarter Ending Date			Reasons for Revised Target Dates 2		
	Original	Revised	Actual	Original	Revised 1	Actual 2			
AMP 734									
Operations	09/2013								
Management Improvements	09/2013								
Asphalt/Concrete	09/2013								
Playground Equipment	09/2013								
ADA - Site Improvements	09/2013								
ADA - Dwelling Structures	09/2013								
ADA - Appliances	09/2013								
AMP 739									
Operations	09/2013								
Management Improvements	09/2013								
Playground Equipment	09/2013								
ADA-Site Improvements	09/2013								
ADA- Dwelling Structures	09/2013								
ADA - Appliances	09/2013								
Concrete/Asphalt	09/2013								
Concrete Paving Improvements	09/2013								
AMP 740									
Operations	09/2012								
Management Improvements	09/2012								
Playground Equipment	06/2012								

Part III: Implementation Schedule

PHA Name: Akron Metropolitan Housing Authority			Grant Type and Number Capital Fund Program No: OH12P007-50111 Replacement Housing Factor No:			Federal FY of Grant: 2011		
Development Number Name/HA-Wide Activities	All Fund Obligated Quarter Ending Date			All Funds Expended Quarter Ending Date			Reasons for Revised Target Dates 2	
	Original	Revised	Actual	Original	Revised 1	Actual 2		
AMP 740 (con't)								
ADA - Site Improvements	09/2013							
ADA - Dwelling Structures	09/2013							
ADA - Appliances	09/2013							
Concrete/Asphalt	09/2013							
Exterior Bldg Renovations	09/2013							
Replace Hot Water Tanks	03/2013							
AMP 741								
Operations	09/2013							
Management Improvements	09/2013							
Playground Equipment	09/2013							
ADA - Site Improvements	09/2013							
ADA - Dwelling Structures	09/2013							
ADA - Appliances	09/2013							
Concrete/Asphalt	09/2013							
AMP 744								
Operations	09/2013							
Management Improvements	09/2013							

**PERFORMANCE AND EVALUATION
REPORTS**

FOR PERIOD ENDING 12/31/2010

CAPITAL FUND BUDGETS

OH12P007-50107

OH12P007-50108

OH12P007-50109

OH12P007-50110

CAPITAL FUND FINANCING PROGRAM

AMERICAN RECOVERY AND REINVESTMENT ACT

OH12S007-50109

OH00700000609E

OH00780000109F

CFP BUDGET

OH12P007-50107

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Capital Fund Program and Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary

PHA Name:

Akron Metropolitan Housing Authority

Grant Type and Number

Capital Fund Program Grant No:

OH12P007-50107

Date of CFFP:

Replacement Housing Factor Grant No.:

FFY of Grant

2007


FFY of Grant Approval

2007

Type of Grant

Original Annual Statement Performance and Evaluation Report for Period Ending: 12/31/2010

Revised Annual Statement Revision No: Two (2) August, 2010
Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost	Revised	Obligated	Total Actual Cost	Expended
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 21)	1,547,016.52	1,547,016.52	1,547,016.52	1,156,518.13	
3	1408 Management Improvements	446,218.28	444,942.58	444,942.58	398,292.01	
4	1410 Administration (may not exceed 10% of line 21)	697,750.40	697,750.40	697,750.40	641,252.77	
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	684,363.27	731,377.11	731,377.11	681,659.73	
8	1440 Site Acquisition					
9	1450 Site Improvement	967,428.65	967,428.65	967,428.65	961,830.02	
10	1460 Dwelling Structures	2,279,425.11	2,234,350.34	2,234,350.34	2,007,700.68	
11	1465.1 Dwelling Equipment-Nonexpendable	139,514.62	139,514.62	139,514.62	139,514.62	
12	1470 Non-dwelling Structures	57,262.68	57,262.68	57,262.68	41,800.00	
13	1475 Non-dwelling Equipment	252,817.80	252,615.15	252,615.15	252,615.15	
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs	1,535.93	1,125.21	1,125.21	1,125.21	
17	1499 Development Activities	158,646.72	158,646.72	158,646.72	158,646.72	
18a	1501 Collateralization or Debt Service paid by PHA					
18ba	9000 Collateralization or Debt Service paid via System of Direct Payment	1,251,252.02	1,251,252.02	1,251,252.02	1,251,252.02	
19	1502 Contingency (may not exceed 8% of line 20)	0.00	0.00	0.00	0.00	
20	Amount of Annual Grant (Sum of lines....)	8,483,232.00	8,483,282.00	8,483,282.00	7,692,207.06	
	Amount of line 20 Related to LBP Activities	1,088,393.77	1,119,079.60			
	Amount of line 20 Related to Section 504 Compliance	94,288.70	94,288.70			
	Amount of line 20 Related to Security - Soft Costs	0.00	0.00			
	Amount of line 20 Related to Security - Hard Costs	153,218.38	487,546.86			
	Amount of line 20 Related to Energy Conservation Measures	153,218.38	153,218.38			
Signature of Executive Director		Date	Signature of Public Housing Director		Date	
		8.2.11				
Anthony W. O'Leary						

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
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OMB No. 2577-0226
Expires 4/30/2011

Part II: Supporting Pages

PHA Name		Grant Type and Number		Federal FFY of Grant:	
Akron Metropolitan Housing Authority		Capital Fund Program Grant No: OH12P007-50107		CFFP (Yes / No): No	
		Replacement Housing Factor Grant No:			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Dev. Account No.	Quantity	Total Estimated Cost	
				Original	Revised
Site Improvements					
7-29, Honey Locust	Paving Improvements	1450		349,950.00	349,950.00
7-34, Pinewood	Paving/Site Improvements	1450		135,484.69	135,484.69
7-10, Towers I	Paving/Site Improvements	1450		187,104.28	187,104.28
Dwelling Structures					
7-34, Pinewood	Hot Water Tank Replacement	1460		44,703.57	44,703.57
7-22, Sutliff	Windows/Door Replacement	1460		478.19	478.19
7-29, Honey Locust	Furnace Replacement	1460		0.00	0.00
PHA Wide	Security - TV Surveillance	1460		475,492.86	475,492.86
PHA Wide	Security - TV Surveillance-Equipment	1475		12,054.00	12,054.00
7-30 Colonial Hills	Security - TV Surveillance (Maint. Shop)	1470		30,712.68	30,712.68
PHA Wide	HVAC Preventative Maintenance	1460		0.00	0.00
7-12, Later	Comprehensive Modernization	1460		595,850.11	595,900.11
7-41, Maplewood	Plumbing/boiler replacement	1460		8,399.42	8,399.42
Lead Based Paint Abatement Program					
Scat. Sites	LBP/Asbestos Abatement	1460		54,490.00	54,490.00
Scat. Sites	Rehabilitation -Dwelling Structures	1460		882,030.26	836,905.51
Scat. Sites	Rehabilitation - Site Improvements	1450		121,177.00	118,007.28
PHA Wide	Mold Abatement	1460		37,828.51	37,828.51
PHA Wide	Concrete/Paving Improvements	1450		159,749.68	162,919.40
PHA Wide	Roofing Replacement	1460		87,006.91	87,006.91
PHA Wide	Roofing PM Program	1460		38,734.00	38,733.98
7-15, Van Buren	Roofing - Community Building	1470		26,550.00	26,550.00
PHA Wide	Appliance - Energy Efficient	1465		99,637.20	99,637.20
PHA Wide	Fencing	1450		13,963.00	13,963.00
PHA Wide	Playground Equipment	1475		45,938.00	45,938.00
PHA Wide	ADA Site Improvements	1450		0.00	0.00
PHA Wide	ADA Dwelling Structures	1460		54,411.28	54,411.28
PHA Wide	ADA Appliances	1465		39,877.42	39,877.42
REPLACE BLDG (2 UNITS) DESTROYED BY FIRE					
7-15, Van Buren	Development (Site Improvements)	1499		78,841.00	78,841.00
7-15, Van Buren	Development (Dwell Structures)	1499		79,805.72	79,805.72

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor and
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U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part III: Implementation Schedule

PHA Name: Akron Metropolitan Housing Authority		Grant Type and Number Capital Fund Program No: OH12P007-50107 CFFP (Yes / No) No		Federal FY of Grant: 2007			
Development Number Name/HA-Wide Activities	All Fund Obligated Quarter Ending Date			All Funds Expended Quarter Ending Date		Reasons for Revised Target Dates 2	
	Original	Revised	Actual	Original	Revised 1		Actual 2
Mgmt. Improvements							
Service Coordinator	09/2009		09/2009	09/2011			complete
Resident Initiatives	09/2009		09/2009	09/2011		12/2010	complete
Community Service	09/2009		09/2009	09/2011		03/2010	complete
Slipend Program	09/2009		09/2009	09/2011		03/2010	complete
Computers							
Software	09/2009		09/2009	09/2011		06/2010	complete
Hardware	09/2009		09/2009	09/2011		06/2010	complete
Training	09/2009		09/2009	09/2011		06/2010	complete
Web Enhancements	09/2009		09/2009	09/2011		12/2009	complete
Homeownership	09/2009			09/2011		12/2009	complete
Training	09/2009			09/2010			complete
Security- Sheriff Program							delete, transfer to operations
Security- Misc. Programs							delete, transfer to operations
Vehicles							delete, transfer to operations
Operations	09/2009		09/2009	09/2011			
Administration	09/2009		09/2009	09/2011			
Debt Service	09/2009		09/2009	09/2011		12/2009	complete
Contingency	09/2009		09/2009	09/2011			delete, transfer funds
Relocation	09/2009		09/2009			12/2010	complete
Fees and Costs							
Misc. Testing	09/2009		09/2009	09/2011	06/2011		To be complete 03/2011
Misc. Small Projects	09/2009		09/2009	09/2011		12/2010	complete
A & E Lead/Rehab	09/2009		09/2009	09/2009			delete, transferred funds
A & E Pinewood Paving	09/2008					06/2008	funded through CFP 50106
Pinewood Paving	03/2009		12/2007	09/2009			Complete
Honey Locust Paving						09/2010	Complete

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor and
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Part III: Implementation Schedule

PHA Name: Akron Metropolitan Housing Authority		Grant Type and Number Capital Fund Program No: OH12P007-50107 CFFP (Yes / No) No		Replacement Housing Factor No:		Federal FY of Grant: 2007	
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Development Number Name/HA-Wide Activities	All Fund Obligated Quarter Ending Date			All Funds Expended Quarter Ending Date			Reasons for Revised Target Dates 2
	Original	Revised	Actual	Original	Revised 1	Actual 2	
Dwelling Structures							
7-22, Windows/Doors	03/2008		03/2008	03/2009		03/2009	complete
Security - TV Surveillance	06/2009		09/2009	06/2010	09/2011		Delayed due to product/installation issues
7-29, Furnace							delete
7-12, Comp. Mod		09/2009	09/2009	9/2010	09/2011		project delayed to be complete 03/2011
7-34, HW Tank Replace		09/2008	06/2008		09/2009	12/2008	complete
Lead Paint Rehab Program							
SS - LBP/Asbestos	09/2009		09/2009	09/2011		12/2010	Complete
SS - Dwelling Structures	09/2009		09/2009	09/2011			to be complete 03/2011
SS - Site Improvements	09/2009		09/2009	09/2011			to be complete 03/2011
PHA Wide Programs							
Mold Abatement	09/2009		09/2009	09/2011		06/2010	complete
Concrete/Paving	09/2009		09/2009	09/2010		06/2010	complete
Roof Replacement	09/2009		09/2009	09/2010		06/2010	complete
Roofing - PM	09/2009		09/2009	09/2010		09/2008	complete
Energy Eff Appliance	09/2009		03/2008	09/2011		12/2009	complete
Fencing	09/2009		09/2009	06/2010		03/2010	complete
Playground Equipment	03/2009		09/2009	03/2010			delete
ADA Site	09/2009		09/2009	09/2011		06/2010	complete
ADA Bldg	09/2009		09/2009	09/2011		06/2010	complete
ADA Appliances	09/2009		09/2009	09/2011			delete, transferred funds
HVAC Prev. Maintenance	03/2009		09/2009	03/2011			
Development							
7-15 - Site			03/2008			12/2008	Complete
7-15 - Dwell. Structure			03/2008			12/2008	Complete

CFP BUDGET

OH12P007-50108

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor and
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 OMB No. 2577-0226
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Part I: Summary

PHA Name:

Akron Metropolitan Housing Authority

Grant Type and Number

Capital Fund Program Grant No:

OH12P007-50108

Date of CFFP:

Replacement Housing Factor Grant No.:

FFY of Grant

2008

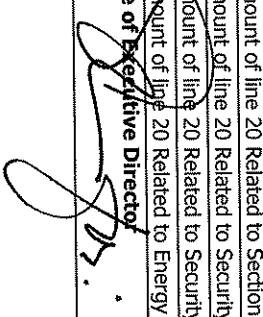
FFY of Grant Approval

2008

Type of Grant

☒ **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ☐ **Revised Annual Statement** Revision No: ☐ **Final Performance and Evaluation Report**

X **Performance and Evaluation Report for Period Ending: 12/31/2010**

Line	Summary by Development Account	Original	Total Estimated Cost	Revised	Obligated	Total Actual Cost	Expended
1	Total non-CFP Funds						
2	1406 Operations (may not exceed 20% of line 21)	1,078,447.69		1,078,447.69	1,078,447.69	459,322.21	
3	1408 Management Improvements	210,473.79		155,710.73	155,710.73	149,010.62	
4	1410 Administration (may not exce 10% of line 21)	800,000.00		800,000.00	800,000.00	800,000.00	
5	1411 Audit						
6	1415 Liquidated Damages						
7	1430 Fees and Costs	608,293.24		801,536.77	801,536.77	497,072.05	
8	1440 Site Acquisition						
9	1450 Site Improvement	319,654.39		315,550.22	315,550.22	270,749.63	
10	1460 Dwelling Structures	3,497,292.01		3,261,867.83	3,261,867.83	1,608,567.65	
11	1465.1 Dwelling Equipment-Nonexpendable	380,468.80		381,365.30	381,365.30	264,477.69	
12	1470 Non-dwelling Structures	653,754.04		762,002.47	762,002.47	454,107.61	
13	1475 Non-dwelling Equipment	121,972.96		121,973.26	121,973.26	121,973.26	
14	1485 Demolition						
15	1492 Moving to Work Demonstration						
16	1495.1 Relocation Costs	75,500.00		75,143.65	75,143.65	6,971.31	
17	1499 Development Activities	44,065.84		36,324.84	36,324.84	36,324.84	
18a	1501 Collateralization or Debt Service paid by PHA						
18ba	9000 Collateralization or Debt Service paid via System of Direct Payment	1,255,644.24		1,255,644.24	1,255,644.24	1,255,644.23	
19	1502 Contingency (may not exceed 8% of line 20)	0.00		0.00	0.00	0.00	
20	Amount of Annual Grant (Sum of lines....)	9,045,567.00		9,045,567.00	9,045,567.00	5,924,221.10	
	Amount of line 20 Related to LBP Activities	39,625.00		55,944.25			
	Amount of line 20 Related to Section 504 Compliance	436,236.88		489,000.50			
	Amount of line 20 Related to Security - Soft Costs	0.00		0.00			
	Amount of line 20 Related to Security - Hard Costs	377,710.41		382,810.41			
	Amount of line 20 Related to Energy Conservation Measures	95,271.00		95,271.00			
	Signature of Executive Director	Date	Signature of Public Housing Director		Date		
		3.2.11					
	Anthony W. O'Leary						

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U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part II: Supporting Pages

PHA Name
Akron Metropolitan Housing Authority

Grant Type and Number
Capital Fund Program Grant No: **OH12P007-50108**
Replacement Housing Factor Grant No:

CFPP (Yes / No): NO

Federal FFY of Grant:
2008

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Dev. Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA Wide	Administration	1410		800,000.00	800,000.00	800,000.00	800,000.00	complete
	Bond Debt Obligation	9000		1,255,644.24	1,255,644.24	1,255,644.24	1,255,644.23	complete
	Contingency	1502		0.00	0.00	0.00	0.00	
AMP 703	Operations	1406		23,970.00	23,970.00	23,970.00	6,972.44	
	Stipend Program	1408		4,330.00	2,676.90	2,676.90	2,676.90	complete
	Training	1408		1,852.76	0.00	0.00	0.00	transfer funds
	Security - sheriff's Program	1408		0.00	0.00	0.00	0.00	transfer to operations
	Security - Misc. Programs	1408		0.00	0.00	0.00	0.00	transfer to operations
	Computer Training	1408		0.00	0.00	0.00	0.00	transfer to operations
	Web Enhancements	1408		19.71	19.71	19.71	19.71	complete
	Computer Software	1408		264.71	264.71	264.71	264.71	complete
	Computer Hardware	1475		2,786.64	2,786.64	2,786.64	2,786.64	complete
	Appliances Energy Efficient	1465		3,340.00	3,340.00	3,340.00	3,340.00	complete
Total 703				36,563.82	33,057.96	33,057.96	16,060.40	
AMP 704	Operations	1406		16,190.00	16,190.00	16,190.00	4,622.57	
	Stipend Program	1408		9,320.00	150.20	150.20	150.20	complete
	Training	1408		0.00	0.00	0.00	0.00	
	Security - sheriff's Program	1408		0.00	0.00	0.00	0.00	
	Security - Misc. Programs	1408		0.00	0.00	0.00	0.00	
	Computer Training	1408		0.00	0.00	0.00	0.00	
	Web Enhancements	1408		13.07	13.07	13.07	13.07	complete
	Computer Software	1408		175.41	175.41	175.41	175.41	complete
	Computer Hardware	1475		1,846.57	1,846.57	1,846.57	1,846.57	complete
	ADA HVAC Improvements	1460		0.00	0.00	0.00	0.00	
	Comprehensive Modernization	1460		303,400.00	303,400.00	303,400.00	0.00	work in progress
	Appliances Energy Efficient	1465		6,140.00	6,140.00	6,140.00	6,140.00	complete
	Inspection Fees - Comp Mod	1430		40,981.00	95,981.00	95,981.00	18,604.03	work in progress
	Relocation - Comp Mod	1495		75,000.00	75,000.00	75,000.00	6,827.66	in progress
Total 704				453,066.05	498,896.25	498,896.25	38,379.51	

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PHA Name Akron Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: OH12P007-50108 Replacement Housing Factor Grant No:		CFFP (Yes / No): NO		Federal FFY of Grant: 2008		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Dev. Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
AMP 705	Operations	1406		56,478.00	56,478.00	56,478.00	16,948.14	
	Resident Initiative	1408		30,000.00	30,000.00	30,000.00	23,299.89	On going program
	Resident Stipend	1408		0.00	513.34	513.34	513.34	complete
	Training	1408		0.00	0.00	0.00	0.00	
	Security - sheriff's Program	1408		0.00	0.00	0.00	0.00	
	Security - Misc. Programs	1408		0.00	0.00	0.00	0.00	
	Computer Training	1408		0.00	0.00	0.00	0.00	
	Web Enhancements	1408		44.65	44.65	44.65	44.65	complete
	Computer Software	1408		599.58	599.58	599.58	599.58	complete
	Computer Hardware	1475		7,049.38	7,049.38	7,049.38	7,049.38	complete
	Roofing PM	1460		75,480.00	75,480.00	75,480.00	75,000.00	work complete, final payment due
	Appliances Energy Efficient	1465		4,340.00	4,340.00	4,340.00	4,340.00	complete
	Concrete Wall Repairs	1460		53,673.00	53,673.00	53,673.00	53,673.00	complete
	ADA Dwelling Structures	1460		875.00	875.00	875.00	875.00	complete
	ADA Dwelling Equipment	1465		398.68	398.68	398.68	398.68	complete
	Environmental Fees/Lobby Renovations	1430		17,250.00	17,900.00	17,900.00	17,900.00	complete
	Asbestos Abatement / Lobby Renovations	1470		19,182.70	31,335.20	31,335.20	31,335.20	complete
	Concrete /Asphalt Paving Improvements	1450		60,513.55	57,384.38	57,384.38	57,384.38	complete
	Lobby/Common Area Renovations	1470		130,000.00	139,789.61	139,789.61	139,789.61	complete
Total 705				455,884.54	475,860.82	475,860.82	429,150.85	
AMP 706	Operations	1406		24,670.00	24,670.00	24,670.00	7,235.40	
	Stipend Program	1408		1,500.00	0.00	0.00	0.00	delete, transfer funds
	Training	1408		0.00	0.00	0.00	0.00	delete, transfer funds
	Security - sheriff's Program	1408		0.00	0.00	0.00	0.00	transfer funds
	Security - Misc. Programs	1408		0.00	0.00	0.00	0.00	
	Computer Training	1408		0.00	0.00	0.00	0.00	
	Web Enhancements	1408		20.43	20.43	20.43	20.43	complete
	Computer Software	1408		274.28	274.28	274.28	274.28	complete
	Computer Hardware	1475		3,216.29	3,216.29	3,216.29	3,216.29	complete
	Roofing PM	1460		0.00	0.00	0.00	0.00	delete, transfer funds
	Appliances Energy Efficient	1465		2,491.00	2,491.00	2,491.00	2,491.00	complete
	Security-CCTV Upgrades	1460		15,276.00	15,276.00	15,276.00	0.00	work in progress

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PHA Name
Akron Metropolitan Housing Authority

Grant Type and Number
Capital Fund Program Grant No: **OH12P007-50108**
Replacement Housing Factor Grant No:

Federal FFY of Grant:
2008

CFFP (Yes / No): NO

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Dev. Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
AMP 709	Operations	1406		37,648.00	37,648.00	37,648.00	11,289.78	
	Stipend Program	1408		8,050.00	1,849.52	1,849.52	1,849.52	Complete
	Training	1408		0.00	0.00	0.00	0.00	
	Security - sheriff's Program	1408		0.00	0.00	0.00	0.00	
	Security - Misc. Programs	1408		0.00	0.00	0.00	0.00	
	Computer Training	1408		0.00	0.00	0.00	0.00	
	Web Enhancements	1408		28.65	28.65	28.65	28.65	Complete
	Computer Software	1408		384.83	384.83	384.83	384.83	Complete
	Computer Hardware	1475		4,643.06	4,643.06	4,643.06	4,643.06	Complete
	Replace Garage Roof	1470		11,711.99	11,361.99	11,361.99	11,361.99	Complete
	Roofing PM	1460		400.00	400.00	400.00	0.00	Complete, payment 01/2011
	Appliances Energy Efficient	1465		500.00	500.00	500.00	500.00	Complete
	A & E Fees Balcony/Corridor Repairs	1430		26,270.00	25,855.13	25,855.13	25,855.13	Complete
	Environmental Fees - Lead Testing	1430		14,000.00	14,000.00	14,000.00	14,000.00	Complete
Total 709				103,636.53	96,671.18	96,671.18	69,912.96	
AMP 710	Operations	1406		83,380.00	83,380.00	83,380.00	23,793.09	
	Resident Initiative	1408		12,500.00	0.00	0.00	0.00	delete, transfer funds
	Stipend Program	1408		7,770.00	5,463.38	5,463.38	5,463.38	Complete
	Training	1408		0.00	0.00	0.00	0.00	
	Security - sheriff's Program	1408		0.00	0.00	0.00	0.00	
	Security - Misc. Programs	1408		0.00	0.00	0.00	0.00	
	Computer Training	1408		0.00	0.00	0.00	0.00	
	Web Enhancements	1408		67.21	67.21	67.21	67.21	Complete
	Computer Software	1408		902.55	902.55	902.55	902.55	Complete
	Computer Hardware	1475		10,663.28	10,663.28	10,663.28	10,663.28	Complete
	A & E Fees - Comp Mod	1430		0.00	12,500.00	12,500.00	0.00	Construction in Progress
	Site Improvements - Comp Mod	1450		0.00	0.00	0.00	0.00	Work In Progress
	Dwelling Structures - Comp Mod	1460		1,259,276.79	1,259,276.79	1,259,276.79	413,930.74	Work In Progress
	Dwelling Equipment - Comp Mod	1465		189,000.00	189,000.00	189,000.00	109,217.29	Work In Progress
Towers I	ADA - Dwelling Equipment	1465		398.68	398.68	398.68	398.68	Complete
	Roofing PM	1460		0.00	0.00	0.00	0.00	
	Appliances Energy Efficient	1465		10,615.00	10,615.00	10,615.00	10,615.00	Complete

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PHA Name		Grant Type and Number		Federal FFY of Grant:				
Akron Metropolitan Housing Authority		Capital Fund Program Grant No: OH12P007-50108		CFFP (Yes / No): NO				
		Replacement Housing Factor Grant No:						
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Dev. Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Environmental Fees-Asbestos/Lead	1430		8,625.00	8,625.00	8,625.00	7,000.00	Work In Progress
	Lobby/Common Area Renovations	1470		100,000.00	100,000.00	100,000.00	5,712.56	Work In Progress
	Asbestos Abatement/Lobby/Common Area	1470		1,195.00	1,195.00	1,195.00	1,195.00	Complete
	Security - CCTV Upgrades	1460		34,293.83	34,293.83	34,293.83	11,100.00	
	Fees/Costs - Construction Mgmt Services	1430		0.00	100,838.22	100,838.22	5,719.09	
Total 710				1,718,687.34	1,817,218.94	1,817,218.94	605,777.87	
	Operations	1406		33,600.00	33,600.00	33,600.00	3,529.76	
AMP 712	Stipend Program	1408		5,470.00	316.08	316.08	316.08	Complete
	Training	1408		0.00	0.00	0.00	0.00	
	Computer Training	1408		0.00	0.00	0.00	0.00	
	Web Enhancements	1408		0.00	0.00	0.00	0.00	
	Security - sheriff's Program	1408		0.00	0.00	0.00	0.00	
	Security - Misc. Programs	1408		0.00	0.00	0.00	0.00	
	Computer Software	1408		0.00	0.00	0.00	0.00	
	Computer Hardware	1475		39.33	39.33	39.33	39.33	Complete
	A & E Fees - Comp Mod	1430		25,000.00	30,153.92	30,153.92	21,140.98	Work In Progress
	Site Improvements - Comp Mod	1450		178,726.02	178,726.02	178,726.02	134,149.52	Work In Progress
	Dwelling Structures - Comp Mod	1460		661,177.76	661,177.76	661,177.76	472,975.86	Work In Progress
	Roofing PM	1460		0.00	0.00	0.00	0.00	
	Dwelling Equipment	1465		83,933.00	83,933.00	83,933.00	46,828.00	Work In Progress
Total 712				987,946.11	987,946.11	987,946.11	678,979.53	
AMP 714	Operations	1406		40,538.00	40,538.00	40,538.00	12,387.50	
	Stipend Program	1408		4,660.00	5,100.40	5,100.40	5,100.40	Complete
	Training	1408		0.00	0.00	0.00	0.00	
	Security - sheriff's Program	1408		0.00	0.00	0.00	0.00	
	Security - Misc. Programs	1408		0.00	0.00	0.00	0.00	
	Computer Training	1408		0.00	0.00	0.00	0.00	
	Web Enhancements	1408		31.75	31.75	31.75	31.75	Complete
	Computer Software	1408		426.29	426.29	426.29	426.29	Complete
	Computer Hardware	1475		5,277.30	5,277.30	5,277.30	5,277.30	Complete
	ADA Dwelling Equipment	1465		1,196.04	1,196.04	1,196.04	1,196.04	Complete

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Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Dev. Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Funds Obligated	Funds Expended		
	Roofing PM	1470		0.00	0.00	0.00	0.00		
	Appliances Energy Efficient	1465		5,720.00	5,720.00	5,720.00	5,720.00	Complete	
	Security - CCTV Upgrades	1460		21,060.00	21,060.00	21,060.00	0.00	Work In Progress	
Total 714				78,909.38	79,349.78	79,349.78	30,139.28		
AMP 715	Operations	1406		48,330.00	48,330.00	48,330.00	13,790.43		
	Stipend Program	1408		1,350.00	1,896.25	1,896.25	1,896.25	Complete	
	Training	1408		0.00	0.00	0.00	0.00		
	Security - sheriff's Program	1408		0.00	0.00	0.00	0.00		
	Security - Misc. Programs	1408		0.00	0.00	0.00	0.00		
	Computer Training	1408		0.00	0.00	0.00	0.00		
	Web Enhancements	1408		38.95	38.95	38.95	38.95	Complete	
	Computer Software	1408		523.03	523.03	523.03	523.03	Complete	
	Computer Hardware	1475		5,563.52	5,563.52	5,563.52	5,563.52	Complete	
	Appliances Energy Efficient	1465		0.00	0.00	0.00	0.00	Delete transfer funds	
	Roofing PM	1470		0.00	0.00	0.00	0.00	Delete, transfer funds	
	ADA - Dwelling Equipment	1465		1,196.04	1,196.04	1,196.04	1,196.04	Complete	
Total 715				57,001.54	57,547.79	57,547.79	23,008.22		
AMP 717	Operations	1406		58,230.00	58,230.00	58,230.00	16,619.62		
	Resident Initiatives	1408		12,500.00	0.00	0.00	0.00		
	Stipend Program	1408		5,490.00	2,700.24	2,700.24	2,700.24	Complete	
	Training	1408		0.00	0.00	0.00	0.00		
	Security - sheriff's Program	1408		0.00	0.00	0.00	0.00		
	Security - Misc. Programs	1408		0.00	0.00	0.00	0.00		
	Computer Training	1408		0.00	0.00	0.00	0.00		
	Web Enhancements	1408		46.95	46.95	46.95	46.95	Complete	
	Computer Software	1408		630.40	630.40	630.40	630.40	Complete	
	Computer Hardware	1475		6,920.59	6,920.59	6,920.59	6,920.59	Complete	
	Fees/costs A & E Interior Renovations	1430		115,460.00	118,332.00	118,332.00	118,332.00	Complete	
	Environmental Fees-Lead Testing	1430		7,000.00	7,000.00	7,000.00	7,000.00	Complete	

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2008

HUD Form 50075.1-2008

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PHA Name Akron Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: OH12P007-50108 Replacement Housing Factor Grant No:				CFPP (Yes / No): NO		Federal FFY of Grant: 2008	
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Dev. Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Funds Obligated	Funds Expended		
AMP 722	Operations	1406		44,710.00	44,710.00	44,710.00	12,754.63		
	Resident Initiatives	1408		15,000.00	15,000.00	15,000.00	15,000.00	Complete	
	Stipend Program	1408		1,430.00	0.00	0.00	0.00	delete, transfer funds	
	Training	1408		0.00	0.00	0.00	0.00		
	Computer Hardware	1475		5,236.08	5,236.08	5,236.08	5,236.08	Complete	
	Computer Software	1408		483.70	483.70	483.70	483.70	Complete	
	Computer Training	1408		0.00	0.00	0.00	0.00		
	Web Enhancements	1408		36.03	36.03	36.03	36.03	Complete	
	Security - sheriff's Program	1408		0.00	0.00	0.00	0.00		
	Security - Misc. Programs	1408		0.00	0.00	0.00	0.00		
	Roofing PM	1460		0.00	0.00	0.00	0.00		
	Appliances Energy Efficient	1465		1,920.00	1,920.00	1,920.00	1,920.00	Complete	
	ADA Dwelling Equipment	1465		1,748.66	2,246.48	2,246.48	2,246.48	Complete	
	Emergency Hot Water Boiler Replacement	1460		22,393.98	22,393.98	22,393.98	22,393.98	Complete	
	ADA Dwelling Structures	1460		2,677.04	824.00	824.00	824.00	Complete	
	Environmental Fees - Asbestos/Lead	1430		13,500.00	13,500.00	13,500.00	7,619.60	Work In Progress	
	Asbestos Abatement - lobby/Common Areas	1470		62,000.00	62,000.00	62,000.00	0.00	Work In Progress	
	Lobby/Common Area Renovations	1470		0.00	30,743.71	30,743.71	28,743.71	Work In Progress	
	Concrete Paving	1450		5,414.82	5,414.82	5,414.82	5,414.82	Complete	
	Total 722			176,550.31	204,508.80	204,508.80	102,673.03		
AMP 724									
	Operations	1406		20,300.00	20,300.00	20,300.00	5,797.53		
	Stipend Program	1408		4,530.00	1,108.30	1,108.30	1,108.30	Complete	
	Training	1408		0.00	0.00	0.00	0.00		
	Security - sheriff's Program	1408		0.00	0.00	0.00	0.00		
	Security - Misc. Programs	1408		0.00	0.00	0.00	0.00		
	Computer Training	1408		0.00	0.00	0.00	0.00		
	Web Enhancements	1408		16.39	16.39	16.39	16.39	Complete	
	Computer Software	1408		220.06	220.06	220.06	220.06	Complete	
	Computer Hardware	1475		2,533.90	2,533.90	2,533.90	2,533.90	Complete	
	Appliances Energy Efficient	1465		2,800.00	2,800.00	2,800.00	2,800.00	Complete	
	Security-Video/Door Entry/Intercom	1460		4,000.00	4,000.00	4,000.00	3,881.00	Work in Progress	
total 7-24				34,400.35	30,978.65	30,978.65	16,357.18		

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PHA Name
Akron Metropolitan Housing Authority

Grant Type and Number
 Capital Fund Program Grant No: **OH12P007-50108**
 Replacement Housing Factor Grant No: **CFFP (Yes / No): NO**

Federal FFY of Grant:
2008

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Dev. Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
AMP 725	Operations	1406		24,160.00	24,160.00	24,160.00	6,895.22	Complete
	Stipend Program	1408		7,650.00	4,900.41	4,900.41	4,900.41	Complete
	Training	1408		0.00	0.00	0.00	0.00	
	Security - sheriff's Program	1408		0.00	0.00	0.00	0.00	
	Security - Misc. Programs	1408		0.00	0.00	0.00	0.00	
	Computer Training	1408		0.00	0.00	0.00	0.00	
	Web Enhancements	1408		19.47	19.47	19.47	19.47	Complete
	Computer Software	1408		261.51	261.51	261.51	261.51	Complete
	Computer Hardware	1475		2,837.19	2,837.19	2,837.19	2,837.19	Complete
	Appliances Energy Efficient	1465		3,760.00	3,760.00	3,760.00	3,760.00	Complete
	Roofing PM	1470		0.00	0.00	0.00	0.00	
Total 7-25				38,688.17	35,938.58	35,938.58	18,673.80	
AMP 727	Operations	1406		44,710.00	44,710.00	44,710.00	12,754.63	
	Stipend Program	1408		1,800.00	0.00	0.00	0.00	
	Training	1408		0.00	0.00	0.00	0.00	
	Computer Hardware	1475		5,436.08	5,436.08	5,436.08	5,436.08	Complete
	Computer Software	1408		483.70	483.70	483.70	483.70	Complete
	Computer Training	1408		0.00	0.00	0.00	0.00	
	Web Enhancements	1408		36.03	36.03	36.03	36.03	Complete
	Security - sheriff's Program	1408		0.00	0.00	0.00	0.00	
	Security - Misc. Programs	1408		0.00	0.00	0.00	0.00	
	Roofing PM	1460		0.00	0.00	0.00	0.00	
	Appliances Energy Efficient	1465		2,460.00	2,460.00	2,460.00	2,460.00	Complete
	ADA Dwelling Equipment	1465		398.68	398.68	398.68	398.68	Complete
	Environmental Fees - Asbestos/Lead	1430		8,625.00	8,950.00	8,950.00	8,950.00	Complete
	Asbestos Abatement/Lobby-Common Areas	1470		9,765.00	9,765.00	9,765.00	5,842.00	Work In Progress
	Lobby/Common Area Renovations	1470		0.00	19,375.75	19,375.75	19,375.75	Complete
Total 7-27				73,714.49	91,615.24	91,615.24	55,736.87	

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PHA Name Akron Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: OH12P007-50108 Replacement Housing Factor Grant No:		CFFP (Yes / No): NO		Federal FFY of Grant: 2008		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Dev. Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
AMP 7-28	Operations	1406		60,170.00	60,170.00	60,170.00	17,206.75	
	Stipend Program	1408		4,590.00	1,716.43	1,716.43	1,716.43	Complete
	Training	1408		0.00	0.00	0.00	0.00	
	Security - sheriff's Program	1408		0.00	0.00	0.00	0.00	
	Security - Misc. Programs	1408		0.00	0.00	0.00	0.00	
	Computer Training	1408		0.00	0.00	0.00	0.00	
	Web Enhancements	1408		48.69	48.69	48.69	48.69	Complete
	Computer Software	1408		653.80	653.80	653.80	653.80	Complete
	Computer Hardware	1475		7,514.97	7,514.97	7,514.97	7,514.97	Complete
	Appliances Energy Efficient	1465		10,980.00	10,980.00	10,980.00	10,980.00	Complete
	ADA- Dwelling Equipment	1465		797.36	1,196.04	1,196.04	1,196.04	Complete
	Replace Door Hinges	1460		4,890.00	4,890.00	4,890.00	4,890.00	Complete
	Security - CCTV Upgrades	1460		30,552.00	30,552.00	30,552.00	6,371.49	Work in Progress
	Door Hinges/CCTV Upgrades - Laundry Bldg)	1470		16,117.00	21,217.00	21,217.00	21,217.00	Complete
	Security - Door Entry/Intercom	1460		52,000.00	52,000.00	52,000.00	0.00	Work in Progress
	Interior Renovations (Force Account)	1460		10,640.93	10,640.93	10,640.93	10,640.93	Complete
Total 728				198,954.75	201,579.86	201,579.86	82,436.10	
AMP 729	Operations	1406		34,238.00	34,238.00	34,238.00	10,594.14	
	Stipend Program	1408		2,940.00	315.50	315.50	315.50	Complete
	Training	1408		0.00	0.00	0.00	0.00	
	Security - sheriff's Program	1408		0.00	0.00	0.00	0.00	
	Security - Misc. Programs	1408		0.00	0.00	0.00	0.00	
	Computer Training	1408		0.00	0.00	0.00	0.00	
	Web Enhancements	1408		26.68	26.68	26.68	26.68	Complete
	Computer Software	1408		358.25	358.25	358.25	358.25	Complete
	Computer Hardware	1475		4,055.60	4,055.60	4,055.60	4,055.60	Complete
	Appliances Energy Efficient	1465		3,800.00	3,800.00	3,800.00	3,800.00	Complete
	Roofing PM	1470		0.00	0.00	0.00	0.00	
	ADA - Dwelling Equipment	1465		1,196.04	1,196.04	1,196.04	1,196.04	Complete
Total 7-29				46,614.57	43,990.07	43,990.07	20,346.21	

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PHA Name
Akron Metropolitan Housing Authority

Grant Type and Number
 Capital Fund Program Grant No: **OH12P007-50108**
 Replacement Housing Factor Grant No:

CFPP (Yes / No): **NO**

Federal FFY of Grant:
2008

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Dev. Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
AMP 730	Operations	1406		36,678.00	36,678.00	36,678.00	11,490.84	
	Stipend Program	1408		4,610.00	2,731.26	2,731.26	2,731.26	Complete
	Training	1408		0.00	0.00	0.00	0.00	
	Security - sheriff's Program	1408		0.00	0.00	0.00	0.00	
	Security - Misc. Programs	1408		0.00	0.00	0.00	0.00	
	Computer Training	1408		0.00	0.00	0.00	0.00	
	Web Enhancements	1408		29.21	29.21	29.21	29.21	Complete
	Computer Software	1408		392.27	392.27	392.27	392.27	Complete
	Computer Hardware	1475		4,241.43	4,241.73	4,241.73	4,241.73	Complete
	Appliances Energy Efficient	1465		5,180.00	5,180.00	5,180.00	5,180.00	Complete
Total 730	Security-CCTV Upgrades	1460		30,552.00	30,552.00	30,552.00	0.00	Work in Progress
				81,682.91	79,804.47	79,804.47	24,065.31	
AMP 734	Operations	1406		30,210.00	30,210.00	30,210.00	8,626.66	
	Stipend Program	1408		1,800.00	1,990.00	1,990.00	1,990.00	Complete
	Training	1408		0.00	0.00	0.00	0.00	
	Security - sheriff's Program	1408		0.00	0.00	0.00	0.00	
	Security - Misc. Programs	1408		0.00	0.00	0.00	0.00	
	Computer Training	1408		0.00	0.00	0.00	0.00	
	Web Enhancements	1408		24.39	24.39	24.39	24.39	Complete
	Computer Software	1408		327.43	327.43	327.43	327.43	Complete
	Computer Hardware	1475		4,218.28	4,218.28	4,218.28	4,218.28	Complete
	Appliances Energy Efficient	1465		460.00	460.00	460.00	460.00	Complete
	ADA - Dwelling Equipment	1465		1,196.04	1,196.04	1,196.04	1,196.04	Complete
	Roofing PM Community Bldg	1470		0.00	0.00	0.00	0.00	
	ADA - Dwelling Structures	1460		2,000.00	1,217.98	1,217.98	1,217.98	Complete
Total 734				40,236.14	39,644.12	39,644.12	18,060.78	

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PHA Name
Akron Metropolitan Housing Authority

Grant Type and Number
Capital Fund Program Grant No: **OH12P007-50108**
Replacement Housing Factor Grant No:

CFPP (Yes / No): **NO**

Federal FFY of Grant:
2008

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Dev. Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
AMP 739	Operations	1406		28,218.00	28,218.00	28,218.00	8,877.98	
	Stipend Program	1408		4,330.00	1,851.06	1,851.06	1,851.06	
	Training	1408		0.00	0.00	0.00	0.00	
	Security - sheriff's Program	1408		0.00	0.00	0.00	0.00	
	Security - Misc. Programs	1408		0.00	0.00	0.00	0.00	
	Computer Training	1408		0.00	0.00	0.00	0.00	
	Web Enhancements	1408		21.85	21.85	21.85	21.85	
	Computer Software	1408		293.41	293.41	293.41	293.41	
	Computer Hardware	1475		3,088.81	3,088.81	3,088.81	3,088.81	
	Appliances Energy Efficient	1465		3,260.00	3,260.00	3,260.00	3,260.00	
Total 739	ADA Dwelling Equipment	1465		398.58	398.58	398.58	398.68	
	Playground Equipment	1475		1,120.00	1,120.00	1,120.00	1,120.00	
				40,730.65	38,251.71	38,251.71	18,911.79	
AMP 740	Operations	1406		21,750.00	21,750.00	21,750.00	6,214.88	
	Training	1408		0.00	0.00	0.00	0.00	
	Security - sheriff's Program	1408		0.00	0.00	0.00	0.00	
	Security - Misc. Programs	1408		0.00	0.00	0.00	0.00	
	Computer Training	1408		0.00	0.00	0.00	0.00	
	Web Enhancements	1408		17.57	17.57	17.57	17.57	Complete
	Computer Software	1408		236.00	236.00	236.00	236.00	Complete
	Computer Hardware	1475		2,484.47	2,484.47	2,484.47	2,484.47	Complete
	Interior Renovations	1460		25,000.00	25,000.00	25,000.00	9,001.51	Work in Progress
	Appliances Energy Efficient	1465		3,675.00	3,675.00	3,675.00	3,675.00	Complete
Total 740				53,163.04	53,163.04	53,163.04	21,629.43	

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PHA Name		Grant Type and Number				Federal FFY of Grant:			
Akron Metropolitan Housing Authority		Capital Fund Program Grant No:		OH12P007-50108		CFFP (Yes / No): NO		2008	
Replacement Housing Factor Grant No:									
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Dev. Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Funds Obligated	Funds Expended		
AMP 741	Operations	1406		15,468.00	15,468.00	15,468.00	8,383.40	Complete	
	Stipend Program	1408		1,200.00	617.50	617.50	617.50	Complete	
	Training	1408		0.00	0.00	0.00	0.00		
	Security - sheriff's Program	1408		0.00	0.00	0.00	0.00		
	Security - Misc. Programs	1408		0.00	0.00	0.00	0.00		
	Computer Training	1408		0.00	0.00	0.00	0.00		
	Web Enhancements	1408		20.43	20.43	20.43	20.43	Complete	
	Computer Software	1408		274.28	274.28	274.28	274.28	Complete	
	Computer Hardware	1475		2,971.49	2,971.49	2,971.49	2,971.49	Complete	
	Appliances Energy Efficient	1465		2,340.00	2,340.00	2,340.00	2,340.00	Complete	
	Roofing PM Community Bldg	1470		0.00	0.00	0.00	0.00		
	Total 741				22,274.20	21,691.70	21,691.70	14,607.10	
AMP 744	Operations	1406		20,888.00	20,888.00	20,888.00	8,043.22		
	Resident Initiatives	1408		15,000.00	15,000.00	15,000.00	15,000.00	Complete	
	Stipend Program	1408		1,430.00	0.00	0.00	0.00		
	Training	1408		0.00	0.00	0.00	0.00		
	Security - Misc. Programs	1408		0.00	0.00	0.00	0.00		
	Computer Training	1408		0.00	0.00	0.00	0.00		
	Computer Software	1408		261.51	261.51	261.51	261.51	Complete	
	Computer Hardware	1475		3,127.05	3,127.05	3,127.05	3,127.05	Complete	
	Web Enhancements	1408		19.47	19.47	19.47	19.47	Complete	
	Roofing PM	1460		0.00	0.00	0.00	0.00		
	Appliances Energy Efficient	1465		1,960.00	1,960.00	1,960.00	1,960.00	Complete	
	ADA Dwelling Structures	1460		2,259.28	2,259.28	2,259.28	2,259.28	Complete	
	Environmental Fees-Asbestos Abatement	1430		1,625.00	1,625.00	1,625.00	1,300.00	Work in progress	
	Asbestos Abatement-Lobby/Common Areas	1470		5,487.00	5,487.00	5,487.00	0.00	Work in progress	
Amp 744 Con't	Security - CCTV Upgrades	1460		74,375.07	74,375.07	74,375.07	52,600.00	Work in progress	
	Lobby/Common Area Renovations	1470		0.00	16,603.45	16,603.45	16,603.45	Complete	
Total 744				126,432.38	141,605.83	141,605.83	101,173.98		

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Federal FY of Grant:[illegible]

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Part III: Implementation Schedule

PHA Name: Akron Metropolitan Housing Authority			Grant Type and Number Capital Fund Program No: OH12P007-50108 Replacement Housing Factor No:			CFFP (Yes / No) No		Federal FY of Grant: 2008
Development Number Name/HA-Wide Activities	All Fund Obligated Quarter Ending Date			All Funds Expended Quarter Ending Date			Reasons for Revised Target Dates 2	
	Original	Revised	Actual	Original	Revised 1	Actual 2		
Mgmt. Improvements								
Resident Initiatives	09/2010		09/2010	09/2012				
Stipend Program	09/2009		09/2009	09/2011		12/2010		
Computers								
Software	09/2010		09/2010	09/2012		12/2010		
Hardware	09/2010		09/2010	09/2012		12/2010		
Training	09/2010		09/2010	09/2012		12/2010		
Web Enhancements	09/2010		09/2010	09/2012		12/2010		
Homeownership	09/2010		09/2010	09/2012		12/2010		
Training	09/2010		09/2010	09/2012		12/2010	Delete	
Security- Sheriff Program							Delete	
Security- Misc. Programs							Delete	
Vehicles							Delete	
Operations	09/2010		09/2010	09/2012				
Administration	09/2010		09/2010	09/2012		12/2010		
Debt Service	09/2009		09/2009	09/2012		12/2010		
Contingency	09/2010		09/2010	09/2012		12/2010		
Site Acquisition								
Fees and Costs								
Misc. Testing	09/2010		09/2010	09/2012		12/2010		
Misc. Small Projects	09/2010		09/2010	09/2012		12/2010		
Hope VI Cascade Village	03/2010		03/2010	09/2012		09/2010		
A & E Interior Renovations	09/2010		09/2010	09/2012		12/2010		
Site Improvements								
7-12 Lauer Comp Mod	03/2009		06/2009	09/2012			Work in Progress	
7-10, Towers II Comp Mod	03/2009		06/2009	09/2012			work In Progress	
Hope VI Cascade Village	03/2010		03/2010	09/2012		12/2010		
708 - Site Improvements	09/2010		09/2010	09/2012				

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Federal FY of Grant:

Federal FY of Grant: 2000

2008

HUD From 50075.1-2008

CFP BUDGET

OH12P007-50109

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Part I: Summary

PHA Name: **Akron Metropolitan Housing Authority** Grant Type and Number: **OH12P007-50109** FFY of Grant: **2009**
 Capital Fund Program Grant No.: **OH12P007-50109** Replacement Housing Factor Grant No.: **FFY of Grant Approval 2009**

Type of Grant

Original Annual Statement Performance and Evaluation Report for Period Ending: **12/31/2010** Revised Annual Statement Revision No: **Final Performance and Evaluation Report**

Line	Summary by Development Account	Original	Total Estimated Cost	Revised	Obligated	Total Actual Cost	Expended
1	Total non-CFP Funds						
2	1406 Operations (may not exceed 20% of line 20)	1,150,000.00		1,150,000.00	0.00		0.00
3	1408 Management Improvements	1,325,000.00		1,323,816.99	299,672.98		194,424.51
4	1410 Administration (may not exceed 10% of line 20)	600,000.00		600,000.00	600,000.00		598,425.65
5	1411 Audit						
6	1415 Liquidated Damages						
7	1430 Fees and Costs	330,000.00		407,670.72	374,977.84		103,999.97
8	1440 Site Acquisition						
9	1450 Site Improvement	550,000.00		502,828.91	443,723.68		326,327.60
10	1460 Dwelling Structures	2,714,390.76		2,545,073.07	1,570,159.06		467,439.55
11	1465.1 Dwelling Equipment-Nonexpendable	260,000.00		259,604.22	141,116.03		31,116.03
12	1470 Non-dwelling Structures	280,940.90		441,618.86	383,527.19		216,816.85
13	1475 Non-dwelling Equipment	211,000.00		212,183.01	137,911.02		86,578.37
14	1485 Demolition						
15	1492 Moving to Work Demonstration						
16	1495.1 Relocation Costs						
17	1499 Development Activities	63,000.00		41,140.10	0.00		0.00
18a	1501 Collateralization or Debt Service paid by PHA						
18ba	9000 Collateralization or Debt Service paid via System of Direct Payment	1,258,979.34		1,258,979.34	1,258,979.34		0.00
19	1502 Contingency (may not exceed 8% of line 20)	0.00		0.00	0.00		0.00
20	Amount of Annual Grant (Sum of lines....)	8,743,311.00		8,742,915.22	5,210,067.14		2,025,128.53
21	Amount of line 20 Related to LBP Activities			395.78			
22	Amount of line 20 Related to Section 504 Compliance						
23	Amount of line 20 Related to Security - Soft Costs						
24	Amount of line 20 Related to Security - Hard Costs			2,430.00			
25	Amount of line 20 Related to Energy Conservation Measures						
Signature of Executive Director  Anthony W. O'Leary		Date 8.2.11	Signature of Public Housing Director		Date		

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PHA Name Akron Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: OH12P007-50109 Replacement Housing Factor Grant No:						CFPP (Yes / No): No		Federal FFY of Grant: 2009
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Dev. Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work		
				Original	Revised	Funds Obligated	Funds Expended			
PHA Wide	Administration	1410		600,000.00	600,000.00	600,000.00	598,425.65			
PHA Wide	Debt Service	1501		1,258,979.34	1,258,979.34	1,258,979.34	0.00			
PHA Wide	Contingency	1502		0.00	0.00	0.00	0.00			
AMP 703	Operations	1406		25,205.00	25,205.00	0.00	0.00			
	Community Service Coordinator & Staff	1408		2,430.00	2,430.00	2,430.00	18.02	on going		
	Stipend Program	1408		4,330.00	4,330.00	0.00	0.00	on going program		
	Training	1408		2,430.00	2,430.00	107.02	107.02	on going program		
	Computer Training	1408		3,645.00	3,645.00	0.00	0.00			
	Computer Software	1408		18,225.00	18,225.00	4,422.19	4,422.19	on going program		
	Computer Hardware	1475		2,430.00	2,430.00	1,835.31	1,835.31	on going program		
	Playground Equipment	1475		3,125.00	3,125.00	0.00	0.00			
	Appliances Energy Efficient	1465		2,430.00	2,430.00	0.00	0.00			
Total 703				64,250.00	64,250.00	8,794.52	6,382.54			
AMP 704	Operations	1406		15,485.00	15,485.00	0.00	0.00			
	Community Service Coordinator & Staff	1408		1,610.00	1,610.00	1,610.00	11.94	on going		
	Stipend Program	1408		9,320.00	9,320.00	0.00	0.00			
	Training	1408		1,610.00	1,610.00	70.99	70.99	on going		
	Computer Training	1408		2,415.00	2,415.00	0.00	0.00			
	Computer Software	1408		12,075.00	12,075.00	2,933.25	2,933.25	On going program		
	Computer Hardware	1475		1,610.00	1,610.00	1,226.27	1,226.27	on going program		
D. Jackson	Construction Mgmt Fees - Comp Mod	1430		75,000.00	75,000.00	75,000.00	0.00	Work in Progress		
	Fencing (Dorothy Jackson)	1450		0.00	0.00	0.00	0.00			
	Appliances Energy Efficient	1465		1,610.00	1,610.00	0.00	0.00			
	Playground Equipment	1475		3,125.00	3,125.00	0.00	0.00			
	Environmental Reviews	1430		1,226.87	1,226.87	1,226.87	1,226.87	Complete		
	Environmental Fees-Asbestos Comp Mod	1430		0.00	15,000.00	15,000.00	5,195.00	Work in Progress		
Total 704				125,086.87	140,086.87	97,067.38	10,664.32			
AMP 705	Operations	1406		63,090.00	63,090.00	0.00	0.00			
	Community Service Coordinator & Staff	1408		5,500.00	5,500.00	5,500.00	40.82	On going program		
	Resident Initiative	1408		25,000.00	25,000.00	0.00	0.00			

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PHA Name
Akron Metropolitan Housing Authority

Grant Type and Number
Capital Fund Program Grant No: **OH12P007-50109**
Replacement Housing Factor Grant No:

CFPP (Yes / No): No

Federal FFY of Grant:
2009

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Dev. Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
AMP 705 (Cont'd)	Training	1408		5,500.00	5,500.00	242.65	242.65	On going porgram
	Computer Training	1408		8,250.00	8,250.00	0.00	0.00	On going porgram
	Computer Software	1408		41,250.00	41,250.00	10,025.70	10,025.70	On going porgram
	Computer Hardware	1475		5,500.00	5,500.00	4,672.22	4,620.31	On going porgram
	Roofing PM	1460		7,500.00	5,500.00	0.00	0.00	
	Appliances Energy Efficient	1465		5,500.00	5,500.00	0.00	0.00	
	CCTV Upgrades - 1st Floor	1460		120,000.00	120,000.00	118,357.44	50,750.00	Work in Progress
	A & E Fees Lobby Renovations	1430		0.00	4,000.00	2,000.00	0.00	Work in Progress
	Lobby/Com Space Renovation/Abatement	1470		35,000.00	35,000.00	20,873.14	20,814.30	Work in Progress
	Non-Dwell Equip - Lobby/Common Areas	1475		8,000.00	8,000.00	8,000.00	0.00	Work in Progress
	Concrete Repairs	1450		0.00	3,129.17	3,129.17	3,129.17	Complete
	ADA Applianc es	1465		0.00	395.78	395.78	395.78	On going porgram
	Environmental Fees Asbestos Survey/Testing	1430		0.00	12,900.00	12,900.00	11,800.00	Work in Progress
Total 705				330,090.00	348,514.95	186,096.10	101,818.73	
						0.00	0.00	
AMP 706	Operations	1406		25,955.00	25,955.00	0.00	0.00	
	Community Service Coordinator & Staff	1408		2,550.00	2,550.00	2,550.00	18.67	On going program
	Stipend Program	1408		1,500.00	1,500.00	0.00	0.00	
	Training	1408		2,550.00	2,550.00	111.26	111.26	On going program
	Computer Training	1408		3,825.00	3,825.00	0.00	0.00	On going program
	Computer Software	1408		19,125.00	19,125.00	4,596.05	4,596.05	On going program
	Computer Hardware	1475		2,550.00	2,550.00	2,453.36	2,401.46	On going program
	Roofing PM	1460		5,000.00	3,000.00	0.00	0.00	
	Appliances Energy Efficient	1465		2,550.00	2,550.00	0.00	0.00	
	ADA Appliances	1465		0.00	395.78	395.78	0.00	
	CCTV Upgrades 1st floor	1460		67,000.00	67,000.00	67,000.00	62,600.00	Work in progress
	lobby/common Space Renovations	1470		27,500.00	37,500.00	35,601.04	21,262.18	Work in progress
	Non-Dwell Equip - Lobby/Common Space	1475		8,000.00	8,000.00	8,000.00	93.00	Work in progress
	Asbestos Abatement - Comp Mod	1460		250,000.00	240,000.00	156,131.10	0.00	Work in progress
	Comp Modernization	1460		139,000.00	139,000.00	139,000.00	0.00	Work in progress
	Dwelling Equipment - Comp Mod	1465		110,000.00	110,000.00	110,000.00	0.00	Work in progress
	A & E Fees Lobby Renovations	1430		0.00	2,000.00	2,000.00	1,131.10	Work in progress
Total 706				667,105.00	667,500.78	527,838.59	92,213.72	

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OMB No. 2577-0226
Expires 4/30/2011

Federal FY of Grant:

PHA Name Akron Metropolitan Housing Authority			Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:			CFPP (Yes / No): No			Federal FFY of Grant: 2009	
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Dev. Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work		
				Original	Revised	Funds Obligated	Funds Expended			
AMP 708	Operations	1406		254,575.00	254,575.00	0.00	0.00			
	Community Service Coordinator & Staff	1408		16,070.00	16,070.00	16,070.00	117.98	on going program		
	Stipend Program	1408		10,660.00	10,660.00	0.00	0.00			
	Training	1408		16,070.00	16,070.00	8,250.00	4,727.70	on going program		
	Homeownership	1408		50,000.00	50,000.00	0.00	0.00	on going program		
	Computer Training	1408		24,105.00	24,105.00	2,450.00	0.00	on going program		
	Computer Software	1408		120,525.00	120,525.00	29,153.61	29,153.61	on going program		
	Computer Hardware	1475		16,070.00	16,070.00	12,767.60	12,767.60	on going program		
	Vehicles/Equipment	1475		0.00	0.00	0.00	0.00			
	Fees/Costs - Small projects	1430		88,958.20	25,158.20	22,333.32	2,333.32	Work in progress		
	Fees/Costs - Lead/Asbestos/Mold testing	1430		25,000.00	25,000.00	1,132.00	1,066.00	Work in progress		
	Concrete/Paving Improvements	1450		100,000.00	68,088.51	30,982.58	21,171.43	Work in progress		
	Rehab-Site Improvements	1450		150,000.00	100,000.00	92,000.70	72,696.63	Work in progress		
	Rehab - Lead Paint/Asbestos Abatement	1460		100,000.00	75,000.00	18,528.00	0.00	Work in progress		
	Rehab - Dwelling Structure Renovations	1460		610,000.00	570,000.00	336,020.97	61,281.72	Work in progress		
	Mold Abatement	1460		25,000.00	25,000.00	0.00	0.00			
	ADA-Site Improvements	1450		25,000.00	0.00	0.00	0.00			
	ADA-Dwelling Structures	1460		94,375.00	91,875.00	7,500.00	4,439.76	on going program		
	Roof Replacement	1460		100,000.00	100,000.00	14,709.54	11,113.50	Work in progress, delayed weather		
	Appliances Energy Efficient	1465		16,070.00	16,070.00	0.00	0.00			
	ADA-Appliances	1465		50,000.00	18,488.19	0.00	0.00			
	Playground Equipment	1475		3,125.00	3,125.00	75.00	0.00	weather delayed		
	Environmental Reviews	1430		1,226.87	1,226.87	1,226.87	1,226.87	complete		
Total AMP 708				1,896,830.07	1,627,106.77	593,200.19	222,096.12			
AMP 709	Operations	1406		49,545.00	49,545.00	0.00	0.00			
	Community Service Coordinator & Staff	1408		3,630.00	3,630.00	3,630.00	26.20	on going program		
	Stipend Program	1408		8,050.00	8,050.00	0.00	0.00			
	Training	1408		3,630.00	3,630.00	155.76	155.76	on going program		
	Computer Training	1408		5,445.00	5,445.00	0.00	0.00	on going program		
	Computer Software	1408		27,225.00	27,225.00	6,435.61	6,435.61	on going program		

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Part II: Supporting Pages

PHA Name
Akron Metropolitan Housing Authority

Grant Type and Number
Capital Fund Program Grant No:
Replacement Housing Factor Grant No:

OH12P007-50109

CFPP (Yes / No): No

Federal FFY of Grant:

2009

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Dev. Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Computer Hardware	1475		3,630.00	3,630.00	2,814.15	2,749.35	on going program
	A & E Fees - Balcony Repairs (Cotter)	1430		0.00	0.00	0.00	0.00	
	Balcony Repairs	1460		150,000.00	96,450.00	69,332.00	69,332.00	complete
	Roofing PM	1460		5,000.00	2,000.00	0.00	0.00	
	Appliances Energy Efficient	1465		3,630.00	3,630.00	0.00	0.00	
	Environmental Reviews	1430		1,226.87	1,226.87	1,226.87	1,226.87	complete
	Asbestos Surveys	1430		0.00	15,760.00	15,760.00	15,760.00	complete
Total 709				261,011.87	220,221.87	99,354.39	95,685.79	
AMP 710	Operations	1406		93,305.00	93,305.00	0.00	0.00	
	Community Service Coordinator & Staff	1408		8,290.00	8,290.00	8,290.00	61.45	on going program
	Resident Initiative	1408		12,500.00	12,500.00	0.00	0.00	
	Stipend Program	1408		7,770.00	7,770.00	0.00	0.00	
	Training	1408		8,290.00	8,290.00	365.56	365.56	on going program
	Computer Training	1408		12,435.00	12,435.00	0.00	0.00	on going program
	Computer Software	1408		62,175.00	62,175.00	15,103.17	15,103.17	on going program
	Computer Hardware	1475		8,290.00	8,290.00	6,341.96	6,341.96	on going program
	Site-Historic Stonewall Repair (Towers I)	1450		175,000.00	147,828.91	147,828.91	147,828.91	complete
	A&E Fees Historic Stonewall Repairs	1430		0.00	9,580.72	9,580.72	9,580.72	complete
	Dwelling Structures-Comp Mod-TowersII	1460		100,000.00	133,000.00	133,000.00	27,427.46	work in progress
	Roofing PM	1460		5,000.00	0.00	0.00	0.00	
	Appliances Energy Efficient	1465		8,290.00	8,290.00	0.00	0.00	
	CCTV Upgrades - First Floor	1460		56,815.76	56,815.76	17,100.00	17,100.00	work in progress
	A & E Fees (Comp Mod)	1430		0.00	20,000.00	20,000.00	0.00	work in progress
	A & E Fees Lobby Renovations	1430		0.00	13,000.00	9,000.00	0.00	work in progress
	Lobby/Common Space Renovations/Abatement	1470		40,000.00	40,000.00	40,000.00	23,163.23	work in progress
	Non-Dwell Equip - Lobby/Common Space	1475		8,000.00	8,000.00	8,000.00	93.00	work in progress
	Environmental Reviews	1430		1,226.87	1,226.87	1,226.87	1,226.87	complete
	Asbestos Surveys	1430		0.00	5,990.00	5,990.00	5,990.00	complete
Total 710				607,387.63	656,787.26	421,953.65	254,282.33	
AMP 712	Operations	1406		42,310.00	42,310.00	0.00	0.00	
	Community Service Coordinator & Staff	1408		3,340.00	3,340.00	3,340.00	0.00	on going program
	Stipend Program	1408		5,470.00	5,470.00	0.00	0.00	
	Training	1408		3,340.00	3,340.00	149.40	149.40	on going program
	Computer Training	1408		5,010.00	5,010.00	0.00	0.00	
	Computer Software	1408		25,050.00	25,050.00	5,333.75	5,333.75	on going program

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PHA Name Akron Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: OH12P007-50109 Replacement Housing Factor Grant No:		CFEP (Yes / No): No		Federal FFY of Grant: 2009		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Dev. Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Computer Hardware	1475		3,340.00	3,340.00	530.20	530.20	on going program
	Dwelling Structures - Comp Mod	1460		100,000.00	230,000.00	230,000.00	57,096.80	work in progress
	Site Improvements - Comp Mod	1450		0.00	55,000.00	55,000.00	0.00	work in progress
	Roofing PM	1460		5,000.00	0.00	0.00	0.00	0.00
	A & E Fees - Comp Mod	1430		0.00	20,000.00	20,000.00	0.00	work in progress
	Environmental Reviews	1430		1,226.87	1,226.87	1,226.87	1,226.87	complete
Total 712				194,086.87	394,086.87	315,580.22	64,337.02	
	Operations	1406		40,660.00	40,660.00	0.00	0.00	0.00
	Community Service Coordinator & Staff	1408		3,920.00	3,920.00	3,920.00	29.03	on going program
	Stipend Program	1408		4,660.00	4,660.00	0.00	0.00	0.00
	Training	1408		3,920.00	3,920.00	172.71	172.71	on going program
	Computer Training	1408		5,880.00	5,880.00	0.00	0.00	on going program
	Computer Software	1408		29,400.00	29,400.00	7,135.51	7,135.51	on going program
	Computer Hardware	1475		3,920.00	3,920.00	2,937.36	2,937.36	on going program
	Roofing PM	1470		2,500.00	1,500.00	0.00	0.00	0.00
	Appliances Energy Efficient	1465		3,920.00	3,920.00	0.00	0.00	0.00
	ADA Appliances	1465		0.00	7,124.04	7,124.04	7,124.04	complete
	Playground Equipment	1475		3,125.00	3,125.00	595.00	0.00	weather delayed
	ADA Dwelling Structure	1460		0.00	1,500.00	1,372.00	0.00	0.00
	Comp Rehab (1398 Minson Way)	1460		0.00	30,000.00	0.00	0.00	to bid 01/2011
Total 714				101,905.00	139,529.04	23,256.62	17,398.65	
	Operations	1406		48,900.00	48,900.00	0.00	0.00	0.00
AMP 715								
	Community Service Coordinator & Staff	1408		4,800.00	4,800.00	4,800.00	35.61	on going program
	Stipend Program	1408		1,350.00	1,350.00	0.00	0.00	0.00
	Training	1408		4,800.00	4,800.00	211.92	211.92	on going program
	Computer Training	1408		7,200.00	7,200.00	0.00	0.00	0.00
	Computer Software	1408		36,000.00	36,000.00	8,674.92	8,674.92	on going program
	Computer Hardware	1475		4,800.00	4,800.00	3,597.15	3,597.15	on going program
	Playground Equipment	1475		3,125.00	3,125.00	1,265.00	0.00	weather delayed
	Appliances Energy Efficient	1465		4,800.00	4,800.00	0.00	0.00	0.00
	ADA Appliances	1465		0.00	3,166.24	3,166.24	3,166.24	complete
	Roofing PM (Comm. Bldg)	1470		2,500.00	1,500.00	0.00	0.00	0.00
	Replace Concrete/Entrance Stoops	1460		100,000.00	0.00	0.00	0.00	0.00
	Concrete/Paving	1450		0.00	5,222.11	5,222.11	5,222.11	complete
Total 715				218,275.00	125,663.35	26,937.34	20,907.95	

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U.S. Department of Housing and Urban Development
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Part II: Supporting Pages

PHA Name
Akron Metropolitan Housing Authority

Grant Type and Number
Capital Fund Program Grant No: **OH12P007-50109**
Replacement Housing Factor Grant No:

CFPP (Yes / No): No

Federal FFY of Grant:
2009

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Dev. Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
AMP 717	Operations	1406		70,265.00	70,265.00	0.00	0.00	
	Community Service Coordinator & Staff	1408		5,790.00	5,790.00	5,790.00	42.92	on going program
	Resident Initiatives	1408		12,500.00	12,500.00	0.00	0.00	
	Stipend Program	1408		5,490.00	5,490.00	0.00	0.00	
	Training	1408		5,790.00	5,790.00	255.36	255.36	on going program
	Computer Training	1408		8,685.00	8,685.00	0.00	0.00	on going program
	Computer Software	1408		43,425.00	43,425.00	10,550.21	10,550.21	on going program
	Computer Hardware	1475		5,790.00	5,790.00	4,798.15	4,798.15	on going program
	Fees/costs A & E Interior Renovations	1430		100,000.00	100,000.00	100,000.00	8,689.30	being complete in phases
	Roofing PM	1460		7,500.00	7,500.00	290.00	290.00	
	Interior Renovations	1460		250,000.00	130,332.31	0.00	0.00	
	Appliances Energy Efficient	1465		5,790.00	5,790.00	0.00	0.00	
	Non-Dwell Equip - Lobby/Common Spaces	1470		5,000.00	5,000.00	5,000.00	1,182.99	work in progress
	Environmental Reviews	1430		1,226.87	1,226.87	1,226.87	1,226.87	complete
	Lobby/Common Space Renovations	1470		0.00	29,267.69	29,178.37	1,200.00	work in progress
	Concrete Bldg. Step Replacement	1460		0.00	10,400.00	10,400.00	10,378.33	complete
	"Green Roof" Community Bldg	1470		0.00	11,523.47	11,523.47	11,523.47	complete
	Total 717			527,251.87	458,775.34	179,012.43	50,137.60	
AMP 721	Operations	1406		51,750.00	51,750.00	0.00	0.00	
	Community Service Coordinator & Staff	1408		4,320.00	4,320.00	4,320.00	32.07	on going program
	Stipend Program	1408		5,090.00	5,090.00	0.00	0.00	
	Training	1408		4,320.00	4,320.00	190.73	190.73	on going program
	Computer Training	1408		6,480.00	6,480.00	0.00	0.00	on going program
	Computer Software	1408		32,400.00	32,400.00	7,879.96	7,879.96	on going program
	Computer Hardware	1475		4,320.00	4,320.00	3,323.04	3,282.46	on going program
	Roofing PM	1460		5,000.00	5,000.00	0.00	0.00	
	Appliances Energy Efficient	1465		4,320.00	4,320.00	0.00	0.00	
	ADA Appliances	1465		0.00	1,575.21	1,575.21	1,575.21	complete
	504 Compliance (Dwell Structure)	1460		2,000.00	2,000.00	1,850.00	925.00	work in progress
	A & E Lobby Renovations	1430		0.00	9,000.00	9,000.00	0.00	work in progress
	Lobby/Common Space Renovations/Abatement	1470		35,000.00	35,000.00	0.00	0.00	
	Non-Dwell Equipment - Lobby/Common Space	1475		8,000.00	8,000.00	8,000.00	93.00	work in progress
	Asbestos Survey/Testing	1430		0.00	5,900.00	5,900.00	5,900.00	complete
	Total 721			163,000.00	179,475.21	42,038.94	19,878.43	

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U.S. Department of Housing and Urban Development
Office of Housing and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part II: Supporting Pages

PHA Name Akron Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: OH12P007-50109 Replacement Housing Factor Grant No:				CFPP (Yes / No): No		Federal FFY of Grant: 2009
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Dev. Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
AMP 722	Operations	1406		47,600.00	47,600.00	0.00	0.00	
	Community Service Coordinator & Staff	1408		4,440.00	4,440.00	4,440.00	32.93	on going program
	Resident Initiatives	1408		12,500.00	12,500.00	0.00	0.00	
	Stipend Program	1408		1,430.00	1,430.00	0.00	0.00	
	Training	1408		4,440.00	4,440.00	196.03	196.03	on going program
	Computer Hardware	1475		4,440.00	4,440.00	3,367.88	3,348.38	on going program
	Computer Software	1408		33,300.00	33,300.00	8,098.41	8,098.41	on going program
	Computer Training	1408		6,660.00	6,660.00	0.00	0.00	on going program
	Roofing PM	1460		5,000.00	5,000.00	0.00	0.00	
	Appliances Energy Efficient	1465		4,440.00	4,440.00	0.00	0.00	
	ADA Appliances	1465		0.00	4,210.90	4,210.90	4,210.90	complete
	ADA Dwelling Structures	1460		3,500.00	3,500.00	3,500.00	2,000.00	work in progress
	CCTV Upgrades - 1st floor	1460		85,000.00	85,000.00	82,720.59	49,300.00	work in progress
	A & E Fees Lobby Renovations	1430		0.00	9,000.00	9,000.00	0.00	work in progress
	Lobby/Common Space Renovations/Abatement	1470		40,000.00	120,000.00	120,000.00	76,565.28	work in progress
	Non-Dwell Equip - Lobby/Common Spaces	1475		8,000.00	8,000.00	3,676.75	3,384.75	work in progress
Asbestos Surveys	1430		0.00	5,900.00	5,900.00	5,900.00	complete	
Total 722				260,750.00	359,860.90	245,110.56	153,036.68	
AMP 724	Operations	1406		19,430.00	19,430.00	0.00	0.00	
	Community Service Coordinator & Staff	1408		2,020.00	2,020.00	2,020.00	15.01	on going program
	Stipend Program	1408		4,530.00	4,530.00	0.00	0.00	
	Training	1408		2,020.00	2,020.00	89.01	89.01	on going program
	Computer Training	1408		3,030.00	3,030.00	0.00	0.00	on going program
	Computer Software	1408		15,150.00	15,150.00	3,677.72	3,677.72	on going program
	Computer Hardware	1475		2,020.00	2,020.00	1,530.78	1,530.78	on going program
	Appliances Energy Efficient	1465		2,020.00	2,020.00	0.00	0.00	
	ADA Appliances	1465		0.00	1,187.34	1,187.34	1,187.34	complete
	Playground Equipment	1475		3,125.00	3,125.00	410.00	0.00	weather delayed
	ADA Dwelling Structures	1460		0.00	1,000.00	500.00	0.00	work in progress
total 7-24				53,345.00	55,532.34	9,414.85	6,499.86	
AMP 725	Operations	1406		23,090.00	23,090.00	0.00	0.00	
	Community Service Coordinator & Staff	1408		2,400.00	2,400.00	2,400.00	17.81	on going program
	Stipend Program	1408		7,650.00	7,650.00	0.00	0.00	

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U.S. Department of Housing and Urban Development
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Part II: Supporting Pages

PHA Name Akron Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: OH12P007-50109 Replacement Housing Factor Grant No:		CFPP (Yes / No): No		Federal FFY of Grant: 2009		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Dev. Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Training	1408		2,400.00	2,400.00	105.96	105.96	on going program
	Computer Training	1408		3,600.00	3,600.00	0.00	0.00	on going program
	Computer Software	1408		18,000.00	18,000.00	4,377.59	4,377.59	on going program
	Computer Hardware	1475		2,400.00	2,400.00	2,093.01	2,039.53	on going program
	Playground Equipment	1475		3,125.00	3,125.00	0.00	0.00	
	Appliances Energy Efficient	1465		5,740.00	5,740.00	0.00	0.00	
	Roofing PM	1470		2,500.00	0.00	0.00	0.00	
Total 7-25				70,905.00	68,405.00	8,976.56	6,540.89	
AMP 727	Operations	1406		45,240.00	45,240.00	0.00	0.00	
	Community Service Coordinator & Staff	1408		4,440.00	4,440.00	4,440.00	32.93	on going program
	Stipend Program	1408		1,800.00	1,800.00	0.00	0.00	
	Training	1408		4,440.00	4,440.00	196.03	196.03	on going program
	Computer Hardware	1475		4,440.00	4,440.00	3,432.68	3,380.78	on going program
	Computer Software	1408		33,300.00	33,300.00	8,098.41	8,098.41	on going program
	Computer Training	1408		6,660.00	6,660.00	0.00	0.00	on going program
	Roofing PM	1460		5,000.00	0.00	0.00	0.00	
	Appliances Energy Efficient	1465		4,440.00	4,440.00	0.00	0.00	
	ADA Appliances	1465		0.00	2,374.68	2,374.68	2,374.68	complete
	CCTV Upgrades - 1st floor	1460		67,000.00	67,000.00	66,939.69	27,200.00	work in progress
	Lobby/Common Space Renovations/Abatement	1470		40,000.00	85,410.27	85,410.27	55,528.06	work in progress
	Non-Dwell Equip - Lobby/Common Spaces	1470		8,000.00	8,000.00	8,000.00	93.00	work in progress
	ADA Dwelling Structures	1460		2,000.00	2,000.00	925.00	925.00	work in progress
	A&E Fees - Lobby Renovations	1430		0.00	7,000.00	7,000.00	3,172.73	work in progress
	Asbestos Surveys	1430		0.00	10,450.00	10,450.00	10,450.00	complete
Total 7-27				226,760.00	286,994.95	197,266.76	111,451.62	
AMP 728	Operations	1406		57,520.00	57,520.00	0.00	0.00	
	Community Service Coordinator & Staff	1408		5,980.00	5,980.00	5,980.00	44.52	on going programs
	Stipend Program	1408		4,590.00	4,590.00	0.00	0.00	
	Training	1408		5,980.00	5,980.00	263.84	263.84	on going programs
	Computer Training	1408		8,970.00	8,970.00	0.00	0.00	
	Computer Software	1408		44,850.00	44,850.00	10,903.86	10,903.86	on going program

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PHA Name
Akron Metropolitan Housing Authority

Grant Type and Number
Capital Fund Program Grant No:
Replacement Housing Factor Grant No:

CFPP (Yes / No): No

Federal FFY of Grant:
2009

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Dev. Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Computer Hardware	1475		5,980.00	5,980.00	4,561.05	4,539.97	on going program
	A & E Fees - Store Front Repairs	1430		30,000.00	0.00	0.00	0.00	
	Store Front Repairs (Summit Lake)	1460		120,000.00	120,000.00	1,062.66	1,062.66	Bids due 01/2011
	Appliances Energy Efficient	1465		5,980.00	5,980.00	0.00	0.00	
	Playground Equipment	1475		6,250.00	6,250.00	370.00	0.00	on going program
	Interior Renovations (Force Account)	1460		15,000.00	15,000.00	15,000.00	9,652.32	Work in Progress
	Environmental Reviews	1430		1,226.86	1,226.86	1,226.86	1,226.86	Complete
	Concrete/Paving	1450		0.00	2,249.34	2,249.34	2,249.34	Complete
	ADA Appliances	1465		0.00	395.78	395.78	395.78	Complete
Total 728				312,326.86	284,971.98	42,013.39	30,339.15	
	Operations	1406	0.0329	35,255.00	35,255.00	0.00	0.00	
AMP 729	Community Service Coordinator & Staff	1408		3,290.00	3,290.00	3,290.00	24.39	on going program
	Stipend Program	1408		2,940.00	2,940.00	0.00	0.00	
	Training	1408		3,290.00	3,290.00	145.17	145.17	on going program
	Computer Training	1408		4,935.00	4,935.00	0.00	0.00	on going program
	Computer Software	1408		24,675.00	24,675.00	5,997.27	5,997.27	on going program
	Computer Hardware	1475		3,290.00	3,290.00	2,922.55	2,922.55	on going program
	Paving Replacement	1450		100,000.00	100,000.00	86,000.00	52,719.14	work in progress
	Appliances Energy Efficient	1465		3,290.00	3,290.00	0.00	0.00	
	ADA Appliances	1465		0.00	1,187.34	1,187.34	1,187.34	complete
	Roofing PM	1470		2,500.00	1,000.00	0.00	0.00	
	Playground Equipment	1475		3,125.00	3,125.00	260.00	0.00	weather delayed
	504 Compliance (Dwell. Structures)	1460		2,000.00	2,000.00	1,340.00	1,340.00	work in progress
Total 7-29				188,590.00	188,277.34	101,142.33	64,335.86	
	Operations	1406		33,955.00	33,955.00	0.00	0.00	
AMP 730	Community Service Coordinator & Staff	1408		3,530.00	3,530.00	3,530.00	26.71	on going program
	Stipend Program	1408		4,610.00	4,610.00	0.00	0.00	
	Training	1408		3,530.00	3,530.00	158.94	158.94	on going program
	Computer Training	1408		5,295.00	5,295.00	0.00	0.00	on going program
	Computer Software	1408		26,475.00	26,475.00	6,566.41	6,566.41	on going program
	Computer Hardware	1475		3,530.00	3,530.00	3,184.52	3,184.52	on going program
	Appliances Energy Efficient	1465		3,530.00	3,530.00	0.00	0.00	

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PHA Name Akron Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: OH12P007-50109 Replacement Housing Factor Grant No:		CFEP (Yes / No): No		Federal FFY of Grant: 2009		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Dev. Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	ADA Appliances	1465		0.00	791.56	791.56	791.56	complete
	Roofing PM	1470		2,500.00	500.00	0.00	0.00	
	Playground Equipment	1475		3,125.00	3,125.00	75.00	0.00	weather delayed
	Concrete/Site Improvements	1450		0.00	4,239.48	4,239.48	4,239.48	complete
Total 730				90,080.00	93,111.04	18,545.91	14,967.62	
AMP 734	Operations	1406	0.03	26,610.00	26,610.00	0.00	0.00	
	Community Service Coordinator & Staff	1408		3,000.00	3,000.00	3,000.00	22.29	on going program
	Stipend Program	1408		1,800.00	1,800.00	0.00	0.00	
	Training	1408		3,000.00	3,000.00	132.45	132.45	on going program
	Computer Training	1408		4,500.00	4,500.00	0.00	0.00	on going program
	Computer Software	1408		22,500.00	22,500.00	5,472.73	5,472.73	on going program
	Computer Hardware	1475		3,000.00	3,000.00	2,263.11	2,263.08	on going program
	Appliances Energy Efficient	1465		3,000.00	3,000.00	0.00	0.00	
	ADA Appliances	1465		0.00	4,353.58	4,353.58	4,353.58	complete
	Roofing PM Community Bldg	1470		5,000.00	1,476.53	0.00	0.00	
	Playground Equipment	1475		3,125.00	3,125.00	80.00	0.00	weather delayed
	ADA Dwelling Structures	1460		1,200.00	1,200.00	1,200.00	1,220.00	complete
Total 734				76,735.00	77,565.11	16,501.87	13,464.13	
AMP 739	Operations	1406		27,925.00	27,925.00	0.00	0.00	
	Community Service Coordinator & Staff	1408		2,690.00	2,690.00	2,690.00	19.98	on going program
	Stipend Program	1408		4,330.00	4,330.00	0.00	0.00	
	Training	1408		2,690.00	2,690.00	118.68	118.68	on going program
	Computer Training	1408		4,035.00	4,035.00	0.00	0.00	on going program
	Computer Software	1408		20,175.00	20,175.00	4,903.62	4,903.62	on going program
	Computer Hardware	1475		2,690.00	2,690.00	2,031.06	2,031.06	on going program
	Appliances Energy Efficient	1465		2,690.00	2,690.00	0.00	0.00	
	ADA Appliances	1465		0.00	2,770.46	2,770.46	2,770.46	complete
	Playground Equipment	1475		6,250.00	5,985.00	380.00	0.00	weather delayed
Total 739				73,475.00	75,980.46	12,893.82	9,843.80	

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PHA Name Akron Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: OH12P007-50109 Replacement Housing Factor Grant No:		CFEP (Yes / No): No		Federal FFY of Grant: 2009		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Dev. Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
AMP 740	Operations	1406		22,010.00	22,010.00	0.00	0.00	
	Community Service Coordinator & Staff	1408		2,160.00	2,160.00	2,160.00	16.07	on going program
	Training	1408		2,160.00	2,160.00	95.36	95.36	on going program
	Computer Training	1408		3,240.00	3,240.00	0.00	0.00	on going program
	Computer Software	1408		16,200.00	16,200.00	3,940.73	3,940.73	on going program
	Computer Hardware	1475		2,160.00	2,160.00	1,639.54	1,639.54	on going program
	Interior Renovations - Force Acct.	1460		25,000.00	25,000.00	0.00	0.00	preparing work summary
	Appliances Energy Efficient	1465		2,160.00	2,160.00	0.00	0.00	
	ADA Appliances	1465		0.00	791.56	791.56	791.56	complete
	Playground Equipment	1475		3,125.00	3,390.00	3,390.00	0.00	weather delayed
	Environmental Reviews	1430		1,226.86	1,226.86	1,226.86	1,226.86	complete
	Concrete/Asphalt Repairs	1450		0.00	7,571.96	7,571.96	7,571.96	complete
	Total 740				79,441.86	88,070.38	20,816.01	15,282.08
AMP 741	Operations	1406		15,310.00	15,310.00	0.00	0.00	
	Community Service Coordinator & Staff	1408		1,420.00	1,420.00	1,420.00	18.67	on going program
	Stipend Program	1408		1,200.00	1,200.00	0.00	0.00	
	Training	1408		1,420.00	1,420.00	111.26	111.26	on going program
	Computer Training	1408		2,130.00	1,446.99	0.00	0.00	on going program
	Computer Software	1408		10,650.00	10,650.00	4,596.05	4,596.05	on going program
	Computer Hardware	1475		1,420.00	2,103.01	2,103.01	2,103.01	on going program
	Replace Hot Water Tanks - Force Acct.	1460		0.00	0.00	0.00	0.00	completed previous CFP budget
	Appliances Energy Efficient	1465		1,420.00	1,420.00	0.00	0.00	
	ADA Appliances	1465		0.00	791.56	791.56	791.56	complete
	Roofing PM Community Bldg	1470		5,000.00	1,000.00	0.00	0.00	
	Playground Equipment	1475		3,125.00	3,125.00	175.00	0.00	weather delayed
	Environmental Reviews	1430		1,226.86	1,226.86	1,226.86	1,226.86	complete
Concrete/Asphalt Repairs	1450		0.00	2,816.23	2,816.23	2,816.23	complete	
Total 741				44,321.86	43,929.65	13,239.97	11,663.64	
AMP 744	Operations	1406		15,010.00	15,010.00	0.00	0.00	
	Community Service Coordinator & Staff	1408		2,380.00	2,380.00	2,380.00	17.81	on going program
	Resident Initiatives	1408		12,500.00	12,500.00	0.00	0.00	contracts to be executed 01/2011
	Stipend Program	1408		1,430.00	1,430.00	0.00	0.00	
	Training	1408		2,380.00	2,380.00	105.96	105.96	on going program
	Computer Training	1408		17,850.00	14,575.80	0.00	0.00	on going program

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PHA Name:
Akron Metropolitan Housing Authority

Grant Type and Number
 Capital Fund Program No: **OH12P007-50109**
 Replacement Housing Factor No:

CFPP (Yes / No) **No**

Federal FY of Grant:
2009

Development Number Name/HA-Wide Activities	All Fund Obligated Quarter Ending Date			All Funds Expended Quarter Ending Date			Reasons for Revised Target Dates 2
	Original	Revised	Actual	Original	Revised 1	Actual 2	
Administration	09/2011		09/2010	09/2013			
Debt Service	09/2010		09/2010	09/2013			
Contingency	09/2011						
AMP 703							
Operations	09/2011			09/2013			
Management Improvements	09/2011			09/2013			
Playground Equipment	09/2011			09/2013			
Appliances Energy Efficient	09/2010			09/2011			
AMP 704							
Operations	09/2011			09/2013			
Management Improvements	09/2011			09/2013			
Playground Equipment	09/2011			09/2013			
Appliances Energy Efficient	09/2010			09/2011			
Fencing (Dorothy Jackson)	09/2010			09/2011			
Fees - Comp Mod			09/2010		03/2012		New Work Item, Work in Progress
AMP 705							
Operations	09/2011			09/2013			
Management Improvements	09/2011			09/2013			
Appliances Energy Efficient	09/2010			09/2011			
Roofing PM	09/2011			09/2012			
CCTV Upgrades (1st floor)		06/2011			09/2011		New Work Item, Work in Progress
A&E Fees Lobby Renovations		06/2011			09/2011		New Work Item, work in Progress
Lobby Renovations		06/2011			09/2011		New Work Item, Work in Progress
NonDwell Equip - Lobby		06/2011			09/2011		New Work Item, Work in Progress
Concrete Repairs			12/2010			12/2010	New Work Item, Complete
ADA Appliances		06/2011			09/2011		New Work Item, Work in Progress
Dwell Equipment - Comp Mod			09/2010				
Environmental Fees/Asbestos Survey/Test			12/2010			12/2010	New Work Item, work in progress

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PHA Name:
Akron Metropolitan Housing Authority

Grant Type and Number
 Capital Fund Program No: **0H12P007-50109** CFFP (Yes / No) **No**
 Replacement Housing Factor No:

Federal FY of Grant:
2009

Development Number Name/HA-Wide Activities	All Fund Obligated Quarter Ending Date			All Funds Expended Quarter Ending Date			Reasons for Revised Target Dates 2
	Original	Revised	Actual	Original	Revised 1	Actual 2	
AMP 706							
Operations	09/2011			09/2013			
Management Improvements	09/2011			09/2013			
Appliances Energy Efficient	09/2010			09/2011			
Roofing PM	09/2011			09/2012			
ADA Appliances		06/2011			09/2011		New Work Item, Work in Progress
CCTV Upgrades (1st floor)		06/2011			09/2011		New Work Item, Work in Progress
A & E Fees Comp Mod			09/2011		12/2011		New Work Item, Work in Progress
Lobby Renovations		06/2011			09/2011		New Work Item, Work in Progress
NonDwell Equip - Lobby		06/2011			09/2011		New Work Item, Work in Progress
Comp Mod - Dwelling Structures			12/2010		12/2011		New Work Item, Work in Progress
Comp Mod - Asbestos Abate		09/2011			09/2012		New Work Item, Work in Progress
Dwell Equipment - Comp Mod			09/2010				
A&E Fees Lobby Renovations		06/2011			09/2011		New Work Item, work in progress
AMP 708							
Operations	09/2011			09/2013			
Management Improvements	09/2011			09/2013			
Appliances Energy Efficient	09/2010			09/2011			
Roofing PM	09/2011			09/2012			
Vehicles/Equipment	09/2011						Delete
Fees/Costs Small Projects	09/2011			09/2013			
Fees/Costs Lead/Asbestos/Mold	09/2011			09/2013			
Concrete/Paving	09/2011			06/2013			
Rehab/Site Improvements	09/2011			06/2013			
Rehab/Dwelling Structure	09/2011			06/2013			
Mold Abatement	06/2011			03/2013			
ADA-Site	06/2011			03/2013			
ADA-Dwelling Structure	06/2011			03/2013			

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PHA Name: **Akron Metropolitan Housing Authority**

Grant Type and Number
Capital Fund Program No: **OH12P007-50109**
Replacement Housing Factor No:

CFFP (Yes / No) **No**

Federal FY of Grant: **2009**

Development Number Name/HA-Wide Activities	All Fund Obligated Quarter Ending Date			All Funds Expended Quarter Ending Date			Reasons for Revised Target Dates 2
	Original	Revised	Actual	Original	Revised 1	Actual 2	
Roof Replacement	06/2011			09/2012			
ADA-Appliances	06/2011			09/2012			
Playground Equipment	06/2011			06/2012			
Environmental Reviews			12/2010			12/2010	New Work Item, Complete
AMP 709							
Operations	09/2011			09/2013			
Management Improvements	09/2011			09/2013			
Appliances Energy Efficient	09/2010			09/2011			
Roofing PM	09/2011			09/2012			
A/E Balcony Repairs	09/2009			09/2010		12/2010	
Balcony Repairs	09/2009			06/2010		12/2010	
Environmental Reviews			12/2010			12/2010	New Work Item, Complete
Asbestos Surveys		12/2010	12/2010			12/2010	New Work Item, Complete
AMP 710							
Operations	09/2011			09/2013			
Management Improvements	09/2011			09/2013			
Appliances Energy Efficient	09/2010			09/2011			
Roofing PM	09/2011			09/2012			
Site-Historic Stonewall Repair	06/2010			12/2010			
A&E Fees-Historic Stonewall		06/2010	12/2010	06/2011		12/2010	Complete
ADA Appliances		06/2011		09/2011			New Work Item, Work in Progress
ADA Dwelling Structures		06/2011		09/2011			New Work Item, Work in Progress
CCTV Upgrades (1st floor)		06/2011		09/2011			New Work Item, Work in Progress
A & E Fees Comp Mod			09/2011		12/2011		New Work Item, Work in Progress
A & E Lobby Renovations		06/2011		09/2011			New Work Item, Work in Progress
Lobby Renovations		06/2011		09/2011			New Work Item, Work in Progress
NonDwell Equip - Lobby		06/2011		09/2011			New Work Item, Work in Progress

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Grant Type and Number
Capital Fund Program No: **OH12P007-50109**
Replacement Housing Factor No:

CFFP (Yes / No) **No**

Federal FY of Grant: **2009**

Development Number Name/HA-Wide Activities	All Fund Obligated Quarter Ending Date			All Funds Expended Quarter Ending Date			Reasons for Revised Target Dates 2
		Revised	Actual	Original	Revised 1	Actual 2	
Environmental Reviews			12/2009			12/2009	New Work Item, Complete
Asbestos Surveys			12/2010			12/2010	New Work Item, Complete
AMP 712							
Operations	09/2011			09/2013			
Management Improvements	09/2011			09/2013			
Appliances Energy Efficient	09/2010			09/2011			
Roofing PM	09/2011			09/2012			
Comp Mod - Site	09/2011			09/2012			
Comp Mod - Dwelling Structure	09/2011			09/2012			
A & E Comp Mod							
Environmental Reviews			12/2009			12/2009	New Work Item, Complete
AMP 714							
Operations	09/2011			09/2013			
Management Improvements	09/2011			09/2013			
Appliances Energy Efficient	09/2010			09/2011			
Roofing PM	09/2011			09/2012			
Playground Equipment	06/2011			06/2012			
ADA Appliances			12/2010			12/2010	New Work Item, Complete
ADA Dwelling Structure			12/2010			12/2010	New Work Item, Complete
Comp Rehab (1398 Minson Way)		06/2011			12/2011		New Work Item
AMP 715							
Operations	09/2011			09/2013			
Management Improvements	09/2011			09/2013			
Appliances Energy Efficient	09/2010			09/2011			
Roofing PM	09/2011			09/2012			
Playground Equipment	06/2011			06/2012			
ADA Appliances			12/2010			12/2010	New Work Item, Complete
ADA Dwelling Structure			12/2010			12/2010	New Work Item, Complete
Comp Rehab (1398 Minson Way)		06/2011			12/2011		New Work Item
AMP 715							
Operations	09/2011			09/2013			
Management Improvements	09/2011			09/2013			
Appliances Energy Efficient	09/2010			09/2011			
Roofing PM	09/2011			09/2012			
Playground Equipment	06/2011			06/2012			
ADA Appliances			12/2010			12/2010	New Work Item, Complete
Replace Concrete/Entrance Stoops		09/2011			12/2011		New Work Item
Concrete/Paving			12/2010			12/2010	New Work Item, Complete

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PHA Name:
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Grant Type and Number
 Capital Fund Program No: **OH12P007-50109** CFFP (Yes / No) **No**
 Replacement Housing Factor No:

Federal FY of Grant:
2009

Development Number Name/HA-Wide Activities	All Fund Obligated Quarter Ending Date			All Funds Expended Quarter Ending Date			Reasons for Revised Target Dates 2
	Original	Revised	Actual	Original	Revised 1	Actual 2	
AMP 717							
Operations	09/2011			09/2013			
Management Improvements	09/2011			09/2013			
Appliances Energy Efficient	09/2010			09/2011			
Roofing PM	09/2011			09/2012			
Fees A&E Interior Renovations	09/2009			09/2013			
Interior Renovations	06/2011			09/2013			
ADA Appliances		06/2011			09/2011		New Work Item, Work in Progress
ADA Dwelling Structures		06/2011			09/2011		New Work Item, Work in Progress
A & E Lobby Renovations		06/2011			09/2011		New Work Item, Work in Progress
Lobby Renovations		06/2011			09/2011		New Work Item, Work in Progress
NonDwell Equip - Lobby		06/2011			09/2011		New Work Item, Work in Progress
Environmental Reviews		12/2009	12/2009			12/2009	New Work Item, Complete
Concrete/Bldg Step Replace			12/2010	12/2010		12/2010	New Work Item, Complete
"Green Roof" Comm. Bldg			03/2010			12/2010	New Work Item, Complete
AMP 721							
Operations	09/2011			09/2013			
Management Improvements	09/2011			09/2013			
Appliances Energy Efficient	09/2010			09/2011			
Roofing PM	09/2011			09/2012			
ADA Appliances		06/2011			09/2011		New Work Item, Work in Progress
ADA Dwelling Structures		06/2011			09/2011		New Work Item, Work in Progress
A & E Lobby Renovations		06/2011			09/2011		New Work Item, Work in Progress
Lobby Renovations		06/2011			09/2011		New Work Item, Work in Progress
NonDwell Equip - Lobby		06/2011			09/2011		New Work Item, Work in Progress
Asbestos Surveys			12/2010			12/2010	New Work Item, Complete
AMP 722							
Operations	09/2011			09/2013			

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Part III: Implementation Schedule

PHA Name:	Grant Type and Number		Federal FY of Grant:	
Akron Metropolitan Housing Authority	Capital Fund Program No:	OH12P007-50109	CFFP (Yes / No)	No
	Replacement Housing Factor No:			2009

Development Number Name/HA-Wide Activities	All Fund Obligated Quarter Ending Date			All Funds Expended Quarter Ending Date			Reasons for Revised Target Dates 2
	Original	Revised	Actual	Original	Revised 1	Actual 2	
Management Improvements	09/2011			09/2013			
Appliances Energy Efficient	09/2010	06/2011		09/2011			
Roofing PM	09/2011			09/2012			
ADA Appliances		06/2011			09/2011		New Work Item, Work in Progress
ADA Dwelling Structures		06/2011			09/2011		New Work Item, Work in Progress
CCTV Upgrades (1st floor)		06/2011			09/2011		New Work Item, Work in Progress
A & E Lobby Renovations		06/2011			09/2011		New Work Item, Work in Progress
Lobby Renovations		06/2011			09/2011		New Work Item, Work in Progress
NonDwell Equip - Lobby		06/2011			09/2011		New Work Item, Work in Progress
Asbestos Surveys			12/2010			12/2010	New Work Item, Complete
AMP 724							
Operations	09/2011			09/2013			
Management Improvements	09/2011			09/2013			
Appliances Energy Efficient	09/2010			09/2011			
Playground Equipment	09/2011			09/2012			
ADA Appliances		12/2010	12/2010			12/2010	New Work Item, Complete
ADA Dwelling Structures		09/2011			09/2012		New Work Item
AMP 725							
Operations	09/2011			09/2013			
Management Improvements	09/2011			09/2013			
Appliances Energy Efficient	09/2010			09/2011			
Playground Equipment	09/2011			09/2012			
Roofing PM	09/2011			09/2012			
AMP 727							
Operations	09/2011			09/2013			
Management Improvements	09/2011			09/2013			
Appliances Energy Efficient	09/2010			09/2011			
Roofing PM	09/2011			09/2012			
ADA Appliances			12/2010	09/2012		12/2010	New Work Item, Complete

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Part III: Implementation Schedule

PHA Name: Akron Metropolitan Housing Authority		Grant Type and Number Capital Fund Program No: OH12P007-50109 Replacement Housing Factor No:		CFFP (Yes / No) No		Federal FY of Grant: 2009	
Development Number Name/HA-Wide Activities	All Fund Obligated Quarter Ending Date			All Funds Expended Quarter Ending Date		Reasons for Revised Target Dates 2	
	Original	Revised	Actual	Original	Revised 1		Actual 2
CCTV Upgrades (1st floor)			06/2010		09/2011		New Work Item, Work in progress
Lobby Renovations		06/2011			09/2011		New Work Item, Work in progress
NonDwell. Equipment-Lobby		06/2011			09/2011		New Work Item, Work in progress
ADA Dwelling Structures		09/2011			06/2012		New Work Item
A & E Lobby Renovations		12/2010	12/2010		06/2011		New Work Item, Work in progress
Asbestos Surveys		12/2010	12/2010			12/2010	New Work Item, Complete
AMP 7-28							
Operations	09/2011			09/2013			
Management Improvements	09/2011			09/2013			
Appliances Energy Efficient	09/2010			09/2011			
Playground Equipment	09/2011			09/2012			
Roofing PM	09/2011			09/2012			
A & E Store Front Repairs	06/2010			09/2011			
Store Front Repairs	03/2011			12/2011			
Interior Renovations	03/2011			12/2011			
Environmental Reviews			12/2010			12/2010	New work item, complete
Concrete/Paving		09/2011			12/2011		New Work Item
ADA Appliances		09/2011			12/2011		New Work Item
AMP 7-29							
Operations	09/2011			09/2013			
Management Improvements	09/2011			09/2013			
Appliances Energy Efficient	09/2010			09/2011			
Playground Equipment	09/2011			09/2012			
Roofing PM	09/2011			09/2012			
Paving Replacement	09/2011		09/2009	09/2012			
ADA Appliances			12/2010			12/2010	New Work Item
ADA Dwelling Structures		09/2011					New Work Item
AMP 7-30							
Operations	09/2011			09/2013			

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PHA Name:	Grant Type and Number	Federal FY of Grant:
Akron Metropolitan Housing Authority	Capital Fund Program No: OH12P007-50109 CFFP (Yes / No) No Replacement Housing Factor No:	2009

Development Number Name/HA-Wide Activities	All Fund Obligated Quarter Ending Date			All Funds Expended Quarter Ending Date			Reasons for Revised Target Dates 2
	Original	Revised	Actual	Original	Revised 1	Actual 2	
Management Improvements	09/2011			09/2013			
Appliances Energy Efficient	09/2010			09/2011			
Playground Equipment	09/2011			09/2012			
Roofing PM	09/2011			09/2012			
ADA Appliances		12/2010	12/2010			12/2010	Complete, new work item
Concrete/Asphalt Repairs		12/2010	12/2010			12/2010	Complete, new work item
AMP 7-34							
Operations	09/2011			09/2013			
Management Improvements	09/2011			09/2013			
Appliances Energy Efficient	09/2010			09/2011			
Playground Equipment	09/2011			09/2012			
Roofing PM	09/2011			09/2012			
Appliances ADA		12/2010	12/2010	09/2012			New Work Item
ADA Dwelling Structure		12/2010	12/2010			12/2010	Complete
AMP 7-39							
Operations	09/2011			09/2013			
Management Improvements	09/2011			09/2013			
Appliances Energy Efficient	09/2010			09/2011			
Playground Equipment	09/2011		12/2010	09/2012			
ADA Appliances		12/2010	12/2010			12/2010	New Work Item
AMP 7-40							
Operations	09/2011			09/2013			
Management Improvements	09/2011			09/2013			
Appliances Energy Efficient	09/2010			09/2011			
Playground Equipment	09/2011			09/2012			
Interior Renovations (FA Labor)	12/2010			09/2011			
ADA Appliances							
Environmental Reviews		12/2010	12/2010		12/2010	12/2010	Complete
Concrete/Asphalt Repairs		12/2010	12/2010		12/2010	12/2010	Complete

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Part III: Implementation Schedule

PHA Name: Akron Metropolitan Housing Authority		Grant Type and Number Capital Fund Program No: OH12P007-50109 CFFP (Yes / No) No			Federal FY of Grant: 2009		
Development Number Name/HA-Wide Activities	All Fund Obligated Quarter Ending Date			All Funds Expended Quarter Ending Date		Reasons for Revised Target Dates 2	
	Original	Revised	Actual	Original	Revised 1		Actual 2
AMP 7-41							
Operations	09/2011			09/2013			
Management Improvements	09/2011			09/2013			
Appliances Energy Efficient	09/2010			09/2011			
Playground Equipment	09/2011		12/2010	09/2012		12/2010	Complete
Roofing PM	09/2011			09/2012			
Replace Hot Water Tanks	12/2010			12/2011			
Appliances - ADA			12/2010			12/2010	Complete - New Work Item
Environmental Reviews			12/2010			12/2010	Complete
Concrete Asphalt Repairs			12/2010			12/2010	Complete
AMP 7-44							
Operations	09/2011			09/2013			
Management Improvements	09/2011			09/2013			
Appliances Energy Efficient	09/2010			09/2011			
Playground Equipment	09/2011			09/2012			
Roofing PM	09/2011			09/2012			
ADA Dwelling Structures		12/2010	12/2010		12/2010	12/2010	Transferred funds from AMP 708
CCTV Upgrades (1st floor)			06/2010		06/2011		New Work Item, Work in Progress
Lobby Common Area Renovations					06/2011		New Work Item, Work in Progress
Non-Dwelling Equipment			12/2010		06/2011		New Work Item, Work in Progress
Concrete/Asphalt Repairs			09/2010			12/2010	New Work Item, Work Complete
A&E Fees Lobby Renovations			12/2010		06/2011		New Work Item, Work in Progress
AMP 747							
Management Improvements		09/2011					Added work item for this AMP
Edgewood Village Development	12/2010	09/2011		12/2013			Planned for Hope VI Project

CFP BUDGET

OH12P007-50110

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Part I: Summary

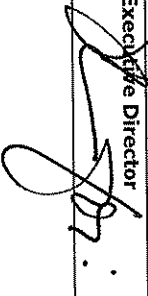
PHA Name: **Akron Metropolitan Housing Authority**

Grant Type and Number
 Capital Fund Program Grant No: **OH12P007-50110**
 Date of CFFP: _____ Replacement Housing Factor Grant No.: _____

FFY of Grant
 2010
 FFY of Grant Approval
 2010

Type of Grant

Original Annual Statement _____ Reserve for Disasters/Emergencies _____ Revised Annual Statement Revision No: _____
 Performance and Evaluation Report for Period Ending: **12/31/2010** Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost	Revised	Obligated	Total Actual Cost	Expended
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 21)	1,128,000.00	1,128,000.00	0.00	0.00	0.00
3	1408 Management Improvements	485,889.00	485,889.00	0.00	0.00	0.00
4	1410 Administration (may not exce 10% of line 21)	600,000.00	600,000.00	600,000.00	41,230.08	
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	365,000.00	375,000.00	25,597.00	25,597.00	
8	1440 Site Acquisition					
9	1450 Site Improvement	487,000.00	487,000.00	0.00	0.00	0.00
10	1460 Dwelling Structures	3,660,913.00	3,690,913.00	0.00	0.00	0.00
11	1465.1 Dwelling Equipment-Nonexpendable	404,708.00	404,708.00	0.00	0.00	0.00
12	1470 Non-dwelling Structures	22,500.00	22,500.00	0.00	0.00	0.00
13	1475 Non-dwelling Equipment	100,000.00	100,000.00	0.00	0.00	0.00
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs	80,000.00	80,000.00	0.00	0.00	0.00
17	1499 Development Activities					
18a	1501 Collateralization or Debt Service paid by PHA					
18ba	9000 Collateralization or Debt Service paid via System of Direct Payment	1,258,570.54	1,258,570.54	1,258,570.54	0.00	0.00
19	1502 Contingency (may not exceed 8% of line 20)	198,939.46	158,939.46	0.00	0.00	0.00
20	Amount of Annual Grant (Sum of lines....)	8,791,520.00	8,791,520.00	1,884,167.54	66,827.08	0.00
	Amount of line 20 Related to LBP Activities	125,000.00	125,000.00	0.00	0.00	0.00
	Amount of line 20 Related to Section 504 Compliance	222,754.00	222,754.00	0.00	0.00	0.00
	Amount of line 20 Related to Security - Soft Costs					
	Amount of line 20 Related to Security - Hard Costs					
	Amount of line 20 Related to Energy Conservation Measures	235,000.00	135,000.00	0.00	0.00	0.00
	Signature of Executive Director	Date	Signature of Public Housing Director	Date		
		8.2.11				
	Anthony W. O'Leary					

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PHA Name Akron Metropolitan Housing Authority			Grant Type and Number Capital Fund Program Grant No: OH12P007-50110 Replacement Housing Factor Grant No:		CFPP (Yes / No): No		Fiscal Year 2010	
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Dev. Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA Wide	Administration	1410		600,000.00	600,000.00	600,000.00	41,230.08	
	Debt Service	9000		1,258,570.54	1,258,570.54	1,258,570.54	0.00	
	Contingency	1502		198,939.46	158,939.46	0.00	0.00	
AMP 703 Mohawk	Operations	1406		24,282.00	24,282.00	0.00	0.00	
	Community Service Coordinator & Staff	1408		2,400.00	2,400.00	0.00	0.00	
	Stipend Program	1408		4,330.00	4,330.00	0.00	0.00	
	Training	1408		2,040.00	2,040.00	0.00	0.00	
	Computer Training	1408		240.00	240.00	0.00	0.00	
	Computer Software	1408		1,200.00	1,200.00	0.00	0.00	
	Computer Hardware	1475		1,200.00	1,200.00	0.00	0.00	
	Playground Equipment	1475		3,125.00	3,125.00	0.00	0.00	
	Appliances Energy Efficient	1465		2,400.00	2,400.00	0.00	0.00	
	ADA Site Improvements	1450		1,000.00	1,000.00	0.00	0.00	
ADA Dwelling Structures	1460		3,000.00	3,000.00	0.00	0.00		
ADA Appliances	1465			3,000.00	0.00	0.00		
Total 703				48,217.00	48,217.00	0.00	0.00	
AMP 704	Operations	1406		15,990.00	15,990.00	0.00	0.00	
	Community Service Coordinator & Staff	1408		1,590.00	1,590.00	0.00	0.00	
	Stipend Program	1408		9,320.00	9,320.00	0.00	0.00	
	Training	1408		1,351.00	1,351.00	0.00	0.00	
	Computer Training	1408		159.00	159.00	0.00	0.00	
	Computer Software	1408		795.00	795.00	0.00	0.00	
	Computer Hardware	1475		795.00	795.00	0.00	0.00	
	Appliances Energy Efficient	1465		1,590.00	1,590.00	0.00	0.00	
	Playground Equipment	1475		3,125.00	3,125.00	0.00	0.00	
	ADA Site Improvements	1450		1,000.00	1,000.00	0.00	0.00	
ADA Dwelling Structures	1460		1,987.00	1,987.00	0.00	0.00		
ADA Appliances	1465			1,987.00	0.00	0.00		
Total 704				39,689.00	39,689.00	0.00	0.00	

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PHA Name Akron Metropolitan Housing Authority			Grant Type and Number Capital Fund Program Grant No: OH12P007-50110			CFEP (Yes / No): No			2010
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Dev. Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Funds Obligated	Funds Expended		
AMP 705	Operations	1406		63,146.00	63,146.00	0.00	0.00		
	Community Service Coordinator & Staff	1408		5,440.00	5,440.00	0.00	0.00		
	Resident Initiative	1408		30,000.00	30,000.00	0.00	0.00		
	Training	1408		4,624.00	4,624.00	0.00	0.00		
	Computer Training	1408		544.00	544.00	0.00	0.00		
	Computer Software	1408		2,720.00	2,720.00	0.00	0.00		
	Computer Hardware	1475		2,720.00	2,720.00	0.00	0.00		
	A & E - Electrical/Replace Fire Alarm System	1430		10,000.00	10,000.00	0.00	0.00		
	Electrical - Replace Fire Alarm System	1460		75,000.00	75,000.00	0.00	0.00		
	Roofing PM	1460		7,500.00	7,500.00	0.00	0.00		
	ADA Dwelling Structures	1460		6,800.00	6,800.00	0.00	0.00		
	ADA Appliances	1465		6,800.00	6,800.00	0.00	0.00		
	Appliances Energy Efficient	1465		5,440.00	5,440.00	0.00	0.00		
	Concrete/Asphalt Improvements	1450		4,000.00	4,000.00	0.00	0.00		
	Environmental Reviews	1430		0.00	1,279.85	1,279.85	1,279.85	complete	
Total 705				224,734.00	226,013.85	1,279.85	1,279.85		
AMP 706	Operations	1406		25,070.00	25,070.00	0.00	0.00		
	Community Service Coordinator & Staff	1408		2,500.00	2,500.00	0.00	0.00		
	Stipend Program	1408		1,500.00	1,500.00	0.00	0.00		
	Training	1408		2,125.00	2,125.00	0.00	0.00		
	Computer Training	1408		250.00	250.00	0.00	0.00		
	Computer Software	1408		1,250.00	1,250.00	0.00	0.00		
	Computer Hardware	1475		1,250.00	1,250.00	0.00	0.00		
	Roofing PM	1460		5,000.00	5,000.00	0.00	0.00		
	Appliances Energy Efficient	1465		2,500.00	2,500.00	0.00	0.00		
	ADA Appliances	1465		3,125.00	3,125.00	0.00	0.00		
Total 706				44,570.00	44,570.00	0.00	0.00		
AMP 708	Operations	1406		185,274.00	185,274.00	0.00	0.00		
	Community Service Coordinator & Staff	1408		15,710.00	15,710.00	0.00	0.00		
	Stipend Program	1408		10,660.00	10,660.00	0.00	0.00		
	Training	1408		13,356.00	13,356.00	0.00	0.00		

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PHA Name Akron Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: OH12P007-50110 Replacement Housing Factor Grant No:		CFPP (Yes / No): No		Federal FFY of Grant: 2010			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Dev. Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Funds Obligated	Funds Expended		
OH 708 (cont'd)	Homeownership	1408		50,000.00	50,000.00	0.00	0.00		
	Computer Training	1408		1,571.00	1,571.00	0.00	0.00		
	Computer Software	1408		7,855.00	7,855.00	0.00	0.00		
	Computer Hardware	1475		7,855.00	7,855.00	0.00	0.00		
	Fees/Costs -Small projects	1430		125,000.00	99,403.00	0.00	0.00		
	Fees/Costs - Lead/Asbestos/Mold testing	1430		25,000.00	25,000.00	0.00	0.00		
	Concrete/Asphalt Paving Improvements	1450		100,000.00	100,000.00	0.00	0.00		
	Rehab-Site Improvements	1450		150,000.00	150,000.00	0.00	0.00		
	Rehab - Lead Paint/Asbestos Abatement	1460		100,000.00	100,000.00	0.00	0.00		
	Rehab - Dwelling Structure Renovations	1460		800,000.00	800,000.00	0.00	0.00		
	Mold Abatement	1460		25,000.00	25,000.00	0.00	0.00		
	ADA-Site Improvements	1450		5,000.00	5,000.00	0.00	0.00		
	ADA-Dwelling Structures	1460		10,000.00	10,000.00	0.00	0.00		
	ADA-Appliances	1465		20,807.00	20,807.00	0.00	0.00		
	Appliances Energy Efficient	1465		21,450.00	21,450.00	0.00	0.00		
	Roof Replacement	1460		100,000.00	100,000.00	0.00	0.00		
	Playground Equipment	1475		3,125.00	3,125.00	0.00	0.00		
	Total AMP 708				1,777,663.00	1,752,066.00	0.00	0.00	
AMP 709	Operations	1406		49,395.00	49,395.00	0.00	0.00		
	Community Service Coordinator & Staff	1408		3,500.00	3,500.00	0.00	0.00		
	Stipend Program	1408		8,050.00	8,050.00	0.00	0.00		
	Training	1408		2,975.00	2,975.00	0.00	0.00		
	Computer Training	1408		350.00	350.00	0.00	0.00		
	Computer Software	1408		1,750.00	1,750.00	0.00	0.00		
	Computer Hardware	1475		1,750.00	1,750.00	0.00	0.00		
	Roofing PM	1460		5,000.00	5,000.00	0.00	0.00		
	Appliances Energy Efficient	1465		3,500.00	3,500.00	0.00	0.00		
	ADA - Dwelling Structures	1460		4,375.00	4,375.00	0.00	0.00		
	ADA - Appliances	1465		12,367.00	12,367.00	0.00	0.00		
	Concrete/Asphalt	1450		3,000.00	3,000.00	0.00	0.00		
	Environmental Reviews	1430		0.00	2,559.70	2,559.70	2,559.70	complete	
Total 709				96,012.00	98,571.70	2,559.70	2,559.70		

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Expires 4/30/2011

Part II: Supporting Pages

PHA Name
Akron Metropolitan Housing Authority

Grant Type and Number
Capital Fund Program Grant No: **OH12P007-50110**
Replacement Housing Factor Grant No:

CFPP (Yes / No): **No**

Federal FFY of Grant:
2010

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Dev. Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
AMP 710	Operations	1406		93,099.00	93,099.00	0.00	0.00	
	Community Service Coordinator & Staff	1408		8,200.00	8,200.00	0.00	0.00	on going programs
	Resident Initiative	1408		15,000.00	15,000.00	0.00	0.00	on going programs
	Stipend Program	1408		7,770.00	7,770.00	0.00	0.00	on going programs
	Training	1408		6,970.00	6,970.00	0.00	0.00	on going programs
	Computer Training	1408		820.00	820.00	0.00	0.00	on going programs
	Computer Software	1408		4,100.00	4,100.00	0.00	0.00	on going programs
	Computer Hardware	1475		4,100.00	4,100.00	0.00	0.00	on going programs
	Mechanical/HVAC Upgrades	1460		100,000.00	100,000.00	0.00	0.00	
	Roofing PM	1460		5,000.00	5,000.00	0.00	0.00	
	Appliances Energy Efficient	1465		8,200.00	8,200.00	0.00	0.00	
	ADA - Dwelling Structures	1460		5,125.00	5,125.00	0.00	0.00	
	ADA Appliances	1465		10,250.00	10,250.00	0.00	0.00	
	A & E Fees, Entrance Renovations	1430		0.00	10,000.00	0.00	0.00	Design in process
	Entrance Renovations	1460		0.00	30,000.00	0.00	0.00	
	Environmental Review	1430		0.00	2,559.70	2,559.70	2,559.70	Complete
	Comprehensive Modernization	1460		0.00	0.00	0.00	0.00	
Total 710				268,634.00	311,193.70	2,559.70	2,559.70	
AMP 712	Operations	1406		41,390.00	41,390.00	0.00	0.00	
	Community Service Coordinator & Staff	1408		2,260.00	2,260.00	0.00	0.00	on going programs
	Stipend Program	1408		5,470.00	5,470.00	0.00	0.00	on going programs
	Training	1408		1,921.00	1,921.00	0.00	0.00	on going programs
	Computer Training	1408		226.00	226.00	0.00	0.00	on going programs
	Computer Software	1408		1,130.00	1,130.00	0.00	0.00	on going programs
	Computer Hardware	1475		1,130.00	1,130.00	0.00	0.00	on going programs
	Dwelling Structures - Comp Mod	1460		0.00	0.00	0.00	0.00	
	Roofing PM	1460		5,000.00	5,000.00	0.00	0.00	
	ADA Appliances	1465		2,825.00	2,825.00	0.00	0.00	
	A & E Fees Comp Mod	1430		0.00	0.00	0.00	0.00	
	Environmental Revies	1430		0.00	1,279.85	1,279.85	1,279.85	Complete
Total 712				61,352.00	62,631.85	1,279.85	1,279.85	

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PHA Name
Akron Metropolitan Housing Authority

Grant Type and Number
Capital Fund Program Grant No.: OH12P007-50110
Replacement Housing Factor Grant No.:

CFFP (Yes / No): No

Federal FFY of Grant:
2010

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Dev. Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
AMP 714	Operations	1406		59,226.00	59,226.00	0.00	0.00	
	Community Service Coordinator & Staff	1408		3,880.00	3,880.00	0.00	0.00	on going programs
	Stipend Program	1408		4,660.00	4,660.00	0.00	0.00	on going programs
	Training	1408		3,298.00	3,298.00	0.00	0.00	on going programs
	Computer Training	1408		388.00	388.00	0.00	0.00	on going programs
	Computer Software	1408		1,940.00	1,940.00	0.00	0.00	on going programs
	Computer Hardware	1475		1,940.00	1,940.00	0.00	0.00	on going programs
	Roofing PM	1470		2,500.00	2,500.00	0.00	0.00	
	Appliances Energy Efficient	1465		6,140.00	6,140.00	0.00	0.00	
	Playground Equipment	1475		3,125.00	3,125.00	0.00	0.00	
	ADA - Site Improvements	1450		1,000.00	1,000.00	0.00	0.00	
	ADA - Dwelling Structures	1460		4,850.00	4,850.00	0.00	0.00	
	ADA Appliances	1465		4,850.00	4,850.00	0.00	0.00	
Total 714				97,797.00	97,797.00	0.00	0.00	
AMP 715	Operations	1406		47,671.00	47,671.00	0.00	0.00	
	Community Service Coordinator & Staff	1408		4,760.00	4,760.00	0.00	0.00	on going programs
	Stipend Program	1408		1,350.00	1,350.00	0.00	0.00	on going programs
	Training	1408		4,046.00	4,046.00	0.00	0.00	on going programs
	Computer Training	1408		476.00	476.00	0.00	0.00	on going programs
	Computer Software	1408		2,380.00	2,380.00	0.00	0.00	on going programs
	Computer Hardware	1475		2,380.00	2,380.00	0.00	0.00	on going programs
	Playground Equipment	1475		3,125.00	3,125.00	0.00	0.00	
	Appliances Energy Efficient	1465		4,760.00	4,760.00	0.00	0.00	
	Roofing PM	1470		2,500.00	2,500.00	0.00	0.00	
	Install Fencing	1450		20,000.00	20,000.00	0.00	0.00	
	ADA - Site Improvements	1450		1,000.00	1,000.00	0.00	0.00	
	ADA-Dwelling Structures	1460		1,000.00	1,000.00	0.00	0.00	
	ADA Appliances	1465		5,950.00	5,950.00	0.00	0.00	
	Concrete/Asphalt	1450		7,000.00	7,000.00	0.00	0.00	
	Window Replacement	1460		20,000.00	20,000.00	0.00	0.00	
	Gutter/Downspout Replacement	1460		10,000.00	10,000.00	0.00	0.00	
	Replace Entrance Doors	1460		40,000.00	40,000.00	0.00	0.00	
	Environmental Reviews	1430		0.00	1,279.85	1,279.85	1,279.85	complete
Total 715				178,398.00	179,677.85	1,279.85	1,279.85	

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Akron Metropolitan Housing Authority

Grant Type and Number
Capital Fund Program Grant No:

OH12P007-50110

CFPP (Yes / No): No

Federal FFY of Grant:

2010

Replacement Housing Factor Grant No:

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Dev. Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
AMP 717	Operations	1406		69,838.00	69,838.00	0.00	0.00	
	Community Service Coordinator & Staff	1408		5,730.00	5,730.00	0.00	0.00	on going programs
	Resident Initiatives	1408		15,000.00	15,000.00	0.00	0.00	on going programs
	Stipend Program	1408		5,490.00	5,490.00	0.00	0.00	on going programs
	Training	1408		4,870.00	4,870.00	0.00	0.00	on going programs
	Computer Training	1408		573.00	573.00	0.00	0.00	on going programs
	Computer Software	1408		2,865.00	2,865.00	0.00	0.00	on going programs
	Computer Hardware	1475		2,865.00	2,865.00	0.00	0.00	on going programs
	Roofing PM	1460		7,500.00	7,500.00	0.00	0.00	
	Interior Renovations	1460		500,000.00	500,000.00	0.00	0.00	
	Appliances Energy Efficient	1465		5,730.00	5,730.00	0.00	0.00	
	ADA - Site Improvements	1450		0.00	0.00	0.00	0.00	
	ADA-Dwelling Structures	1460		7,163.00	7,163.00	0.00	0.00	
	ADA Appliances	1465		3,635.00	3,635.00	0.00	0.00	
	Environmental Reviews	1430		0.00	1,279.85	1,279.85	1,279.85	complete
Total 717				631,259.00	632,538.85	1,279.85	1,279.85	
AMP 721	Operations	1406		52,198.00	52,198.00	0.00	0.00	
	Community Service Coordinator & Staff	1408		4,280.00	4,280.00	0.00	0.00	on going programs
	Stipend Program	1408		5,090.00	5,090.00	0.00	0.00	on going programs
	Training	1408		3,638.00	3,638.00	0.00	0.00	on going programs
	Computer Training	1408		428.00	428.00	0.00	0.00	on going programs
	Computer Software	1408		2,140.00	2,140.00	0.00	0.00	on going programs
	Computer Hardware	1475		2,140.00	2,140.00	0.00	0.00	on going programs
	Roofing PM	1460		5,000.00	5,000.00	0.00	0.00	
	Appliances Energy Efficient	1465		4,280.00	4,280.00	0.00	0.00	
	Concrete/Asphalt Paving Improvements	1450		50,000.00	50,000.00	0.00	0.00	
	ADA - Dwelling Structures	1460		5,350.00	5,350.00	0.00	0.00	
	ADA - Appliances	1465		5,350.00	5,350.00	0.00	0.00	
	Environmental Reviews	1430		0.00	1,279.85	1,279.85	1,279.85	complete
Total 721				139,894.00	141,173.85	1,279.85	1,279.85	

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PHA Name
Akron Metropolitan Housing Authority

Grant Type and Number
Capital Fund Program Grant No:

OH12P007-50110

CFPP (Yes / No): No

Federal FFY of Grant:
2010

Replacement Housing Factor Grant No:

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Dev. Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
AMP 722	Operations	1406		46,838.00	46,838.00	0.00	0.00	on going programs
	Community Service Coordinator & Staff	1408		4,400.00	4,400.00	0.00	0.00	on going programs
	Resident Initiatives	1408		15,000.00	15,000.00	0.00	0.00	on going programs
	Stipend Program	1408		1,430.00	1,430.00	0.00	0.00	on going programs
	Training	1408		3,740.00	3,740.00	0.00	0.00	on going programs
	Computer Training	1408		440.00	440.00	0.00	0.00	on going programs
	Computer Software	1408		2,200.00	2,200.00	0.00	0.00	on going programs
	Computer Hardware	1475		2,200.00	2,200.00	0.00	0.00	on going programs
	Roofing PM	1460		5,000.00	5,000.00	0.00	0.00	on going programs
	Appliances Energy Efficient	1465		4,400.00	4,400.00	0.00	0.00	on going programs
	Replace Expansion Tank (Force Acc)	1460		10,000.00	10,000.00	0.00	0.00	on going programs
	ADA Dwelling Structures	1460		5,500.00	5,500.00	0.00	0.00	on going programs
	ADA Appliances	1465		5,500.00	5,500.00	0.00	0.00	on going programs
	Environmental Reviews	1430		0.00	1,279.85	1,279.85	1,279.85	
Total 722				106,648.00	107,927.85	1,279.85	1,279.85	
AMP 724	Operations	1406		18,830.00	18,830.00	0.00	0.00	on going programs
	Community Service Coordinator & Staff	1408		2,000.00	2,000.00	0.00	0.00	on going programs
	Stipend Program	1408		4,530.00	4,530.00	0.00	0.00	on going programs
	Training	1408		1,700.00	1,700.00	0.00	0.00	on going programs
	Computer Training	1408		200.00	200.00	0.00	0.00	on going programs
	Computer Software	1408		1,000.00	1,000.00	0.00	0.00	on going programs
	Computer Hardware	1475		1,000.00	1,000.00	0.00	0.00	on going programs
	Appliances Energy Efficient	1465		2,000.00	2,000.00	0.00	0.00	on going programs
	Playground Equipment	1475		3,125.00	3,125.00	0.00	0.00	on going programs
	ADA - Site Improvements	1450		1,000.00	1,000.00	0.00	0.00	on going programs
	ADA - Dwelling Structures	1460		2,500.00	2,500.00	0.00	0.00	on going programs
	ADA - Appliances	1465		2,500.00	2,500.00	0.00	0.00	on going programs
	Concrete/Asphalt - Paving Improvements	1450		2,000.00	2,000.00	0.00	0.00	on going programs
	Environmental Reviews	1430		0.00	1,279.85	1,279.85	1,279.85	
total 7-24				42,385.00	43,664.85	1,279.85	1,279.85	

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PHA Name Akron Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: OH12P007-50110 Replacement Housing Factor Grant No:		CFFP (Yes / No): No		Federal FFY of Grant: 2010			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Dev. Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Funds Obligated	Funds Expended		
AMP 725	Operations	1406		42,412.00	42,412.00	0.00	0.00		
	Community Service Coordinator & Staff	1408		2,380.00	2,380.00	0.00	0.00	on going programs	
	Stipend Program	1408		7,650.00	7,650.00	0.00	0.00	on going programs	
	Training	1408		2,023.00	2,023.00	0.00	0.00	on going programs	
	Computer Training	1408		238.00	238.00	0.00	0.00	on going programs	
	Computer Software	1408		1,190.00	1,190.00	0.00	0.00	on going programs	
	Computer Hardware	1475		1,190.00	1,190.00	0.00	0.00	on going programs	
	Playground Equipment	1475		3,125.00	3,125.00	0.00	0.00		
	Appliances Energy Efficient	1465		2,380.00	2,380.00	0.00	0.00		
	Roofing PM	1470		2,500.00	2,500.00	0.00	0.00		
	Plumbing-Replace Hot Water Tanks - Force Ac	1460		100,000.00	0.00	0.00	0.00		
	HVAC-Replace Furnaces - Force Acct	1460		0.00	100,000.00	0.00	0.00	Work to start in 01/2011	
	ADA- Site Improvements	1450		1,000.00	1,000.00	0.00	0.00		
	ADA - Dwelling Structures	1460		2,975.00	2,975.00	0.00	0.00		
	ADA - Appliances	1465		2,975.00	2,975.00	0.00	0.00		
Environmental Reviews	1430		0.00	1,279.85	1,279.85	1,279.85			
Total 7-25				172,038.00	173,317.85	1,279.85	1,279.85		
AMP 727	Operations	1406		44,079.00	44,079.00	0.00	0.00		
	Community Service Coordinator & Staff	1408		4,400.00	4,400.00	0.00	0.00	on going programs	
	Stipend Program	1408		1,800.00	1,800.00	0.00	0.00	on going programs	
	Training	1408		3,740.00	3,740.00	0.00	0.00	on going programs	
	Computer Training	1408		440.00	440.00	0.00	0.00	on going programs	
	Computer Software	1408		2,200.00	2,200.00	0.00	0.00	on going programs	
	Computer Hardware	1475		2,200.00	2,200.00	0.00	0.00	on going programs	
	Roofing PM	1460		5,000.00	5,000.00	0.00	0.00		
	Appliances Energy Efficient	1465		4,400.00	4,400.00	0.00	0.00		
	ADA Dwelling Structures	1460		5,500.00	5,500.00	0.00	0.00		
	ADA - Appliances	1465		5,500.00	5,500.00	0.00	0.00		
	Total 7-27				79,259.00	79,259.00	0.00	0.00	
	AMP 728	Operations	1406		55,772.00	55,772.00	0.00	0.00	
		Community Service Coordinator & Staff	1408		5,920.00	5,920.00	0.00	0.00	on going programs
		Stipend Program	1408		4,590.00	4,590.00	0.00	0.00	on going programs
Training		1408		5,032.00	5,032.00	0.00	0.00	on going programs	
Computer Training		1408		592.00	592.00	0.00	0.00	on going programs	

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Grant Type and Number
Capital Fund Program Grant No: **OH12P007-50110** CFFP (Yes / No): **No**

Federal FFY of Grant:
2010

Replacement Housing Factor Grant No:

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Dev. Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Computer Software	1408		2,960.00	2,960.00	0.00	0.00	on going programs
	Computer Hardware	1475		2,960.00	2,960.00	0.00	0.00	on going programs
	Appliances Energy Efficient	1465		5,920.00	5,920.00	0.00	0.00	
	Playground Equipment	1475		6,250.00	6,250.00	0.00	0.00	
	ADA - Site Improvements	1450		1,000.00	1,000.00	0.00	0.00	
	ADA - Dwelling Structures	1460		7,400.00	7,400.00	0.00	0.00	
	ADA - Appliances	1465		7,400.00	7,400.00	0.00	0.00	
	Concrete/Asphalt Paving Improvements	1450		3,000.00	3,000.00	0.00	0.00	
	Environmental Reviews	1430		0.00	1,279.85	1,279.85	1,279.85	
Total 728				108,796.00	110,075.85	1,279.85	1,279.85	
AMP 729	Operations	1406		34,694.00	34,694.00	0.00	0.00	
	Community Service Coordinator & Staff	1408		3,260.00	3,260.00	0.00	0.00	on going programs
	Stipend Program	1408		2,940.00	2,940.00	0.00	0.00	on going programs
	Training	1408		2,771.00	2,771.00	0.00	0.00	on going programs
	Computer Training	1408		326.00	326.00	0.00	0.00	on going programs
	Computer Software	1408		1,630.00	1,630.00	0.00	0.00	on going programs
	Computer Hardware	1475		1,630.00	1,630.00	0.00	0.00	on going programs
	Appliances Energy Efficient	1465		3,260.00	3,260.00	0.00	0.00	
	Roofing PM	1470		2,500.00	2,500.00	0.00	0.00	
	Playground Equipment	1475		3,125.00	3,125.00	0.00	0.00	
	ADA - Site Improvements	1450		1,000.00	1,000.00	0.00	0.00	
	ADA - Dwelling Structures	1460		4,075.00	4,075.00	0.00	0.00	
	ADA - Appliances	1465		4,075.00	4,075.00	0.00	0.00	
	Concrete/Asphalt Paving Improvements	1450		2,000.00	2,000.00	0.00	0.00	
	Environmental Reviews	1430		0.00	1,279.85	1,279.85	1,279.85	
Total 7-29				67,286.00	68,565.85	1,279.85	1,279.85	
AMP 730	Operations	1406		33,549.00	33,549.00	0.00	0.00	
	Community Service Coordinator & Staff	1408		3,570.00	3,570.00	0.00	0.00	on going programs
	Stipend Program	1408		4,610.00	4,610.00	0.00	0.00	on going programs
	Training	1408		3,034.00	3,034.00	0.00	0.00	on going programs
	Computer Training	1408		357.00	357.00	0.00	0.00	on going programs
	Computer Software	1408		1,785.00	1,785.00	0.00	0.00	on going programs
	Computer Hardware	1475		1,785.00	1,785.00	0.00	0.00	on going programs
	Roofing PM	1470		2,500.00	2,500.00	0.00	0.00	

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Development Number Name/PHA-Wide Activities		Replacement Housing Factor Grant No:		Total Estimated Cost		Total Actual Cost	
General Description of Major Work Categories		Dev. Account No.	Quantity	Original	Revised	Funds Obligated	Funds Expended
Amp 7-30 (Cont)		1475		3,125.00	3,125.00	0.00	0.00
Playground Equipment		1430		200,000.00	200,000.00	0.00	0.00
A & E Fees - Comp. Mod		1450		100,000.00	100,000.00	0.00	0.00
Site - Comp Mod		1460		1,220,000.00	1,220,000.00	0.00	0.00
Dwelling Structure - Comp Mod		1465		180,000.00	180,000.00	0.00	0.00
Dwelling Equip - Comp Mod		1495		80,000.00	80,000.00	0.00	0.00
Relocation for Comp Mod		1430		0.00	1,279.85	1,279.85	1,279.85
Environmental Reviews				1,834,315.00	1,835,594.85	1,279.85	1,279.85
Total 730							
AMP 734		1406		25,153.00	25,153.00	0.00	0.00
Operations		1408		2,970.00	2,970.00	0.00	0.00
Community Service Coordinator & Staff		1408		1,800.00	1,800.00	0.00	0.00
Stipend Program		1408		2,524.00	2,524.00	0.00	0.00
Training		1408		297.00	297.00	0.00	0.00
Computer Training		1408		1,485.00	1,485.00	0.00	0.00
Computer Software		1475		1,485.00	1,485.00	0.00	0.00
Computer Hardware		1465		3,000.00	3,000.00	0.00	0.00
Appliances Energy Efficient		1470		5,000.00	5,000.00	0.00	0.00
Roofing PM Community Bldg		1475		3,125.00	3,125.00	0.00	0.00
Playground Equipment		1450		1,000.00	1,000.00	0.00	0.00
ADA - Site Improvements		1460		3,713.00	3,713.00	0.00	0.00
ADA - Dwelling Structures		1465		3,712.00	3,712.00	0.00	0.00
ADA - Appliances							
Total 734				55,264.00	55,264.00	0.00	0.00
AMP 739		1406		26,919.00	26,919.00	0.00	0.00
Operations		1408		2,660.00	2,660.00	0.00	0.00
Community Service Coordinator & Staff		1408		4,330.00	4,330.00	0.00	0.00
Stipend Program		1408		2,261.00	2,261.00	0.00	0.00
Training		1408		266.00	266.00	0.00	0.00
Computer Training		1408		1,330.00	1,330.00	0.00	0.00
Computer Software		1475		1,330.00	1,330.00	0.00	0.00
Computer Hardware		1465		2,690.00	2,690.00	0.00	0.00
Appliances Energy Efficient		1475		6,250.00	6,250.00	0.00	0.00
Playground Equipment		1450		1,000.00	1,000.00	0.00	0.00
ADA-Site Improvements		1460		3,325.00	3,325.00	0.00	0.00
ADA- Dwelling Structures							

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PHA Name Akron Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: OH12P007-50110 Replacement Housing Factor Grant No:		CFFP (Yes / No): No		Federal FFY of Grant: 2010		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Dev. Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
AMP 7-39 (Cont)	ADA - Appliances	1465		3,325.00	3,325.00	0.00	0.00	
Jenkins Annex	Ext. Building - Waterproof Basements	1460		300,000.00	300,000.00	0.00	0.00	
Jenkins/Willow Run	Concrete/Asphalt Paving Improvements	1450		6,000.00	6,000.00	0.00	0.00	
	Environmental Reviews	1430		0.00	1,279.85	1,279.85	1,279.85	
Total 739				361,686.00	362,965.85	1,279.85	1,279.85	
AMP 740	Operations	1406		21,441.00	21,441.00	0.00	0.00	
	Community Service Coordinator & Staff	1408		2,140.00	2,140.00	0.00	0.00	on going programs
	Training	1408		1,819.00	1,819.00	0.00	0.00	on going programs
	Computer Training	1408		214.00	214.00	0.00	0.00	on going programs
	Computer Software	1408		1,070.00	1,070.00	0.00	0.00	on going programs
	Computer Hardware	1475		1,070.00	1,070.00	0.00	0.00	on going programs
	Appliances Energy Efficient	1465		2,160.00	2,160.00	0.00	0.00	
	Playground Equipment	1475		3,125.00	3,125.00	0.00	0.00	
	ADA- Site Improvements	1450		1,000.00	1,000.00	0.00	0.00	
	ADA - Dwelling Structures	1460		2,675.00	2,675.00	0.00	0.00	
	ADA - Appliances	1465		2,675.00	2,675.00	0.00	0.00	
Crimson/Harding	Concrete/Asphalt Improvements	1450		9,000.00	9,000.00	0.00	0.00	
Crimson	Replace Gutters/Downspouts	1460		10,000.00	10,000.00	0.00	0.00	
Crimson	Window Replacement	1460		15,000.00	15,000.00	0.00	0.00	
Crimson	Roof Replacement	1460		15,000.00	15,000.00	0.00	0.00	
Crimson	Replace Kitchen Cabinets	1460		25,000.00	25,000.00	0.00	0.00	
Crimson	Environmental Reviews	1430		0.00	2,559.70	2,559.70	2,559.70	
Total 740				113,389.00	115,948.70	2,559.70	2,559.70	
AMP 741	Operations	1406		24,266.00	24,266.00	0.00	0.00	
	Community Service Coordinator & Staff	1408		2,500.00	2,500.00	0.00	0.00	on going programs
	Stipend Program	1408		1,200.00	1,200.00	0.00	0.00	on going programs
	Training	1408		2,125.00	2,125.00	0.00	0.00	on going programs
	Computer Training	1408		250.00	250.00	0.00	0.00	on going programs
	Computer Software	1408		1,250.00	1,250.00	0.00	0.00	on going programs
	Computer Hardware	1475		1,250.00	1,250.00	0.00	0.00	on going programs
	Appliances Energy Efficient	1465		1,420.00	1,420.00	0.00	0.00	
	Roofing PM Community Bldg	1470		5,000.00	5,000.00	0.00	0.00	
	Playground Equipment	1475		3,125.00	3,125.00	0.00	0.00	
	ADA - Site Improvements	1450		1,000.00	1,000.00	0.00	0.00	

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Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Dev. Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Amp 7-41 (Cont)	ADA-Dwelling Structures	1460		3,125.00	3,125.00	0.00	0.00	
	ADA - Appliances	1465		3,125.00	3,125.00	0.00	0.00	
	Concrete/Asphalt	1450		6,000.00	6,000.00	0.00	0.00	
	Environmental Reviews	1430		0.00	1,279.85	1,279.85	1,279.85	complete
Total 741				55,636.00	56,915.85	1,279.85	1,279.85	
AMP 744	Operations	1406		20,144.00	20,144.00	0.00	0.00	
	Community Service Coordinator & Staff	1408		2,380.00	2,380.00	0.00	0.00	on going programs
	Resident Initiatives	1408		15,000.00	15,000.00	0.00	0.00	on going programs
	Stipend Program	1408		1,430.00	1,430.00	0.00	0.00	on going programs
	Training	1408		2,023.00	2,023.00	0.00	0.00	on going programs
	Computer Training	1408		238.00	238.00	0.00	0.00	on going programs
	Computer Software	1408		1,190.00	1,190.00	0.00	0.00	on going programs
	Computer Hardware	1475		1,190.00	1,190.00	0.00	0.00	on going programs
	Roofing PM	1460		2,500.00	2,500.00	0.00	0.00	
	Appliances Energy Efficient	1465		2,380.00	2,380.00	0.00	0.00	
	ADA Dwelling Structures	1460		2,975.00	2,975.00	0.00	0.00	
	ADA Appliances	1465		2,975.00	2,975.00	0.00	0.00	
	A & E Fees - Ext. Bldg - Caulk & Seal	1430		5,000.00	5,000.00	0.00	0.00	
	Exterior Bldg - Caulk & Seal	1460		50,000.00	50,000.00	0.00	0.00	
	Concrete/Asphalt Paving Improvements	1450		8,000.00	8,000.00	0.00	0.00	
	Environmental Reviews	1430		0.00	1,279.85	1,279.85	1,279.85	complete
Total 744				117,425.00	118,704.85	1,279.85	1,279.85	
AMP 7-47	Operations	1406		7,324.00	7,324.00	0.00	0.00	
	Community Service Coordinator & Staff	1408		1,170.00	1,170.00	0.00	0.00	on going programs
	Training	1408		1,883.00	1,883.00	0.00	0.00	on going programs
	Computer Training	1408		117.00	117.00	0.00	0.00	on going programs
	Computer Software	1408		585.00	585.00	0.00	0.00	on going programs
Computer Hardware	1475		585.00	585.00	0.00	0.00	on going programs	
Total 747				11,664.00	11,664.00	0.00	0.00	
	GRAND TOTAL			8,791,520.00	8,791,520.00	1,884,167.54	66,827.08	

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Development Number Name/HA-Wide Activities	All Fund Obligated Quarter Ending Date			All Funds Expended Quarter Ending Date			Reasons for Revised Target Dates 2
	Original	Revised	Actual	Original	Revised 1	Actual 2	
Administration	12/2010						
Debt Service	12/2010						
Contingency	09/2012						
AMP 703							
Playground Equipment	06/2012						
Appliances Energy Efficient	09/2012						
ADA Site Improvements	09/2012						
ADA Dwelling Structures	09/2012						
ADA Appliances	09/2012						
AMP 704							
Operations	09/2012						
Management Improvements	09/2012						
Playground Equipment	06/2012						
Appliances Energy Efficient	09/2012						
ADA Site Improvements	09/2012						
ADA Dwelling Structures	09/2012						
ADA Appliances	09/2012						
AMP 705							
Operations	09/2012						
Management Improvements	09/2012						
A & E Fees - Fire Alarm Syst	03/2011						

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Development Number Name/HA-Wide Activities	All Fund Obligated Quarter Ending Date			All Funds Expended Quarter Ending Date		Reasons for Revised Target Dates 2
	Original	Revised	Actual	Original	Revised 1	
AMP 705 (cont)						
Roofing PM	09/2012					
Playground Equipment	06/2012					
Appliances Energy Efficient	09/2012					
ADA Dwelling Structures	09/2012					
ADA Appliances	09/2012					
AMP 706						
Operations	09/2012					
Management Improvements	09/2012					
Roofing PM	09/2012					
Appliances Energy Efficient	09/2012					
ADA Appliances	09/2012					
ADA Dwelling Structures	09/2012					
AMP 708						
Operations	09/2012					
Management Improvements	09/2012					
Vehicles/Equipment	09/2012					
Fees/Costs -Small projects	09/2012					
Fees/Costs-Lead/Asbestos/Mold	09/2012					
Concrete/Asphalt	09/2012					
Rehab-Site Improvements	09/2012					

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Development Number Name/HA-Wide Activities	All Fund Obligated Quarter Ending Date			All Funds Expended Quarter Ending Date			Reasons for Revised Target Dates 2
	Original	Revised	Actual	Original	Revised 1	Actual 2	
AMP 708 (Con't)							
Rehab- LBP/Asbestos Abatement	09/2012						
Rehab-Dwell Structure Renovat.	09/2012						
Mold Abatement	09/2012						
ADA-Site Improvements	09/2012						
ADA-Dwelling Structures	09/2012						
ADA-Appliances	09/2012						
Appliances Energy Efficient	09/2012						
Roof Replacement	09/2012						
Playground Equipment	06/2012						
AMP 709							
Operations	09/2012						
Management Improvements	09/2012						
Roofing PM	09/2012						
Appliances Energy Efficient	09/2012						
ADA - Dwelling Structures	09/2012						
ADA - Appliances	09/2012						
Concrete/Asphalt	09/2012						
AMP 710							
Operations	09/2012						
Management Improvements	09/2012						
Mechanical/HVAC Upgrades	09/2011						
Roofing PM	09/2012						

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Development Number Name/HA-Wide Activities	All Fund Obligated Quarter Ending Date			All Funds Expended Quarter Ending Date			Reasons for Revised Target Dates 2
	Original	Revised	Actual	Original	Revised 1	Actual 2	
AMP 710 (Con't)							
Appliances Energy Efficient	09/2012						
ADA - Dwelling Structures	09/2012						
ADA Appliances	09/2012						
AMP 712							
Operations	09/2012						
Management Improvements	09/2012						
Roofing PM	09/2012						
ADA Appliances	09/2012						
AMP 714							
Operations	09/2012						
Management Improvements	09/2012						
Roofing PM	09/2012						
Appliances Energy Efficient	09/2012						
Playground Equipment	09/2012						
ADA - Site Improvements	09/2012						
ADA - Dwelling Structures	09/2012						
ADA Appliances	09/2012						
AMP 715							
Operations	09/2012						
Management Improvements	09/2012						
Playground Equipment	06/2012						

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Development Number Name/HA-Wide Activities	All Fund Obligated Quarter Ending Date			All Funds Expended Quarter Ending Date			Reasons for Revised Target Dates 2
	Original	Revised	Actual	Original	Revised 1	Actual 2	
Appliances Energy Efficient	09/2012						
Roofing PM	09/2012						
ADA - Site Improvements	09/2012						
ADA-Dwelling Structures	09/2012						
ADA Appliances	09/2012						
Concrete/Asphalt	09/2012						
Fencing	06/2011						
Window Replacement	06/2011						
Gutter/Downspout Replace	06/2011						
Replace Entrance Doors	6/2011						
AMP 717							
Operations	09/2012						
Management Improvements	09/2012						
Interior Renovations	09/2012						
Appliances Energy Efficient	09/2012						
ADA-Dwelling Structures	09/2012						
ADA Appliances	09/2012						
AMP 721							
Operations	09/2012						
Management Improvements	09/2012						
Roofing PM	09/2012						
Appliances Energy Efficient	09/2012						
Concrete/Asphalt	09/2012						

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Development Number Name/HA-Wide Activities	All Fund Obligated Quarter Ending Date			All Funds Expended Quarter Ending Date			Reasons for Revised Target Dates 2
	Original	Revised	Actual	Original	Revised 1	Actual 2	
AMP 7-21 (Cont)							
ADA - Dwelling Structures	09/2012						
ADA - Appliances	09/2012						
AMP 722							
Operations	09/2012						
Management Improvements	09/2012						
Roofing PM	09/2012						
Appliances Energy Efficient	09/2012						
Expansion Tank (Force Acct)	03/2011						
ADA Dwelling Structures	09/2012						
ADA Appliances	09/2012						
AMP 724							
Operations	09/2012						
Management Improvements	09/2012						
Appliances Energy Efficient	09/2012						
Playground Equipment	06/2012						
ADA - Site Improvements	09/2012						
ADA - Dwelling Structures	09/2012						
ADA - Appliances	09/2012						
Concrete/Asphalt	09/2012						

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Development Number Name/HA-Wide Activities	All Fund Obligated Quarter Ending Date			All Funds Expended Quarter Ending Date			Reasons for Revised Target Dates 2
	Original	Revised	Actual	Original	Revised 1	Actual 2	
AMP 725							
Operations	09/2012						
Management Improvements	09/2012						
Playground Equipment	06/2012						
Appliances Energy Efficient	09/2012						
Roofing PM	09/2012						
Plumbing-Rep Hot Water Tanks	06/2011						
ADA - Dwelling Structures	09/2012						
ADA - Appliances	09/2012						
AMP 727							
Operations	09/2012						
Management Improvements	09/2012						
Roofing PM	09/2012						
Appliances Energy Efficient	09/2012						
ADA Dwelling Structures	09/2012						
ADA - Appliances	09/2012						
AMP 728							
Operations	09/2012						
Management Improvements	09/2012						
Playground Equipment	06/2012						
ADA - Site Improvements	09/2012						
ADA - Dwelling Structures	09/2012						
ADA - Appliances	09/2012						
Concrete/Asphalt	09/2012						

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Development Number Name/HA-Wide Activities	All Fund Obligated Quarter Ending Date			All Funds Expended Quarter Ending Date			Reasons for Revised Target Dates 2
	Original	Revised	Actual	Original	Revised 1	Actual 2	
AMP 734							
Operations	09/2012						
Management Improvements	09/2012						
Appliances Energy Efficient	09/2012						
Roofing PM Comm Bldg	09/2012						
Playground Equipment	06/2012						
ADA - Site Improvements	09/2012						
ADA - Dwelling Structures	09/2012						
ADA - Appliances							
AMP 739							
Operations	09/2012						
Management Improvements	09/2012						
Playground Equipment	06/2012						
ADA-Site Improvements	09/2012						
ADA- Dwelling Structures	09/2012						
ADA - Appliances	09/2012						
Ext. Bldg- Waterproof Basements	03/2011						
Concrete/Asphalt	09/2012						
AMP 740							
Operations	09/2012						
Management Improvements	09/2012						
Playground Equipment	06/2012						

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Development Number Name/HA-Wide Activities	All Fund Obligated Quarter Ending Date			All Funds Expended Quarter Ending Date			Reasons for Revised Target Dates 2
	Original	Revised	Actual	Original	Revised 1	Actual 2	
AMP 740 (con't)							
ADA - Site Improvements	09/2012						
ADA - Dwelling Structures	09/2012						
ADA - Appliances	09/2012						
Concrete/Asphalt	09/2012						
Replace Gutters/Downspouts	06/2011						
Window Replacement	6/2011						
Roof Replacement	6/2011						
Replace Kitchen Cabinets	6/2011						
AMP 741							
Operations	09/2012						
Management Improvements	09/2012						
Appliances Energy Efficient	09/2012						
Roofing PM	09/2012						
Playground Equipment	06/2012						
ADA - Site Improvements	09/2012						
ADA - Dwelling Structures	09/2012						
ADA - Appliances	09/2012						
Concrete/Asphalt	09/2012						
AMP 744							
Operations	09/2012						
Management Improvements	09/2012						
Roofing PM	09/2012						

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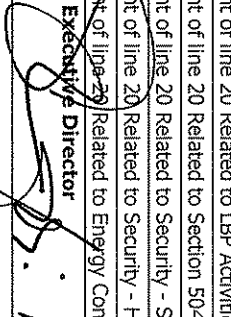
CAPITAL FUND FINANCING PROGRAM

CFFP BUDGET

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PHA Name: Akron Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: CFPP Budget		FFY of Grant 2007	
Date of CFPP: 08/16/2007		Replacement Housing Factor Grant No.:		FFY of Grant Approval 2007	
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement Revision No: <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2010 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost	Obligated	Total Actual Cost	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21)				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	1,297,736.00	1,339,560.53	1,339,560.53	845,470.47
8	1440 Site Acquisition				
9	1450 Site Improvement	1,250,000.00	1,032,351.09	1,032,351.09	606,934.88
10	1460 Dwelling Structures	11,800,000.00	11,964,193.82	11,964,193.82	10,521,992.48
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Non-dwelling Structures	240,000.00	252,030.56	252,030.56	252,030.56
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs	170,000.00	170,000.00	170,000.00	91,175.46
17	1499 Development Activities				
18a	1501 Collateralization or Debt Service paid by PHA	1,236,286.00	1,236,286.00	1,236,286.00	0.00
18ba	9000 Collateralization or Debt Service paid via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant (Sum of lines.....)	15,994,022.00	15,994,422.00	15,994,422.00	12,317,603.85
	Amount of line 20 Related to LBP Activities				
	Amount of line 20 Related to Section 504 Compliance				
	Amount of line 20 Related to Security - Soft Costs				
	Amount of line 20 Related to Security - Hard Costs				
	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director  Anthony W. O'Leary		Date 8.2.11	Signature of Public Housing Director		Date

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
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Part II: Supporting Pages

PHA Name
Akron Metropolitan Housing Authority

Grant Type and Number
Capital Fund Program Grant No:
Replacement Housing Factor Grant No:

CFPP (Yes / No): **Yes**

Federal FFY of Grant:
2007

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Dev. Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
FEES & COSTS								
PHA WIDE	Financing Fees	1430		457,736.00	457,736.00	457,736.00	55,325.00	
7-12, Lauer	A & E Fees, Comprehensive Mod.	1430		250,000.00	360,808.40	360,808.40	360,808.40	Work in process
7-12, Lauer	Inspectors	1430		140,000.00	40,000.00	40,000.00	13,322.97	In process
7-19, Saferstein II	A & E Fees, Comprehensive Mod.	1430		275,000.00	350,000.00	350,000.00	326,713.40	Work in process
7-19, Saferstein II	Inspectors	1430		140,000.00	54,385.57	54,385.57	12,670.14	Work in process
7-42, D. Jackson	A & E Fees, Community Building	1430		35,000.00	76,630.56	76,630.56	76,630.56	Complete
	Total 1430			1,297,736.00	1,339,560.53	1,339,560.53	845,470.47	
PHA WIDE	Debt Service Reserve	1501		1,236,286.00	1,236,286.00	1,236,286.00	0.00	
7-42, D. Jackson	Community Building - Non-Dwell Struct	1470		240,000.00	252,030.56	252,030.56	252,030.56	Complete
	Community Building - Non-Dwell Equip	1475		0.00	24,347.50	24,347.50	24,347.50	Complete
7-17, Nimmer	Concrete	1450		500,000.00	0.00	0.00	0.00	delete, completed with CFP
7-22, Sutliff Apts	Concrete Replacement	1450		600,000.00	540,784.59	540,784.59	540,784.59	Complete
7-22, Sutliff Apts	Roof Overlay	1460		65,000.00	62,700.00	62,700.00	62,700.00	Complete
7-10, Saferstein I	Roof Overlay	1460		65,000.00	58,900.00	58,900.00	58,900.00	Complete
7-19, Saferstein II	Concrete - Comp Mod.	1450		150,000.00	150,000.00	150,000.00	12,200.00	Work in Progress
7-19, Saferstein II	Roof Overlay	1460		70,000.00	66,500.00	66,500.00	66,500.00	Complete
7-19, Saferstein II	Comp. Mod - Dwelling Structure	1460		6,000,000.00	6,099,394.32	6,099,394.32	4,744,585.20	Work in Progress
7-19, Saferstein II	Relocation	1495		85,000.00	85,000.00	85,000.00	43,504.53	In progress
7-12, Lauer	Roof Overlay	1460		50,000.00	50,145.00	50,145.00	50,145.00	Complete
7-12, Lauer	Comp. Mod - Dwelling Structure	1460		5,500,000.00	5,576,624.50	5,576,624.50	5,489,232.28	Work in progress
7-12, Lauer	Relocation	1495		85,000.00	85,000.00	85,000.00	47,670.93	In progress
7-12, Lauer	Site Improvements	1450		0.00	317,219.00	317,219.00	29,602.79	Work in process
7-06, Allen Dickson	Roof Overlay	1460		50,000.00	49,930.00	49,930.00	49,930.00	Complete

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Part III: Implementation Schedule

PHA Name: Akron Metropolitan Housing Authority		Grant Type and Number Capital Fund Program No: Replacement Housing Factor No:		CFFP (Yes / No) Yes		Federal FY of Grant: 2007
Development Number Name/HA-Wide Activities	All Fund Obligated Quarter Ending Date			All Funds Expended Quarter Ending Date		Reasons for Revised Target Dates 2
	Original	Revised	Actual	Original	Revised 1	
Fees & Costs						
A & E Fees						
7-19,Towers II	12/2008		06/2007	12/2010		Design in progress, construction to be bid 05/2009
7-12 Martin Lauer	12/2008		09/2007	12/2010		Design in progress, construction to be bid 05/2009
7-42 Dorothy Jackson	12/2008		06/2008	12/2010		Design in progress, construction to be bid 03/2009
Financing Fees	12/2008			12/2010		
Inspectors	12/2008		06/2009	12/2010		Construction delayed due to design delays
Site Improvements						
7-17, Fred Nimmer Apts	12/2008					complete paid by other funding source - budget revision pending to transfer funds
7-22, Sutliff	12/2008	06/2009				To be bid 04/2009
Roof Overlay						
7-06, Allen Dickson	12/2008		09/2008	12/2010		Complete
7-22, Sutliff			12/2007	12/2010		Complete
7-10, Towers I			12/2007	12/2010		Complete
7-19, Towers II			12/2007	12/2010		Complete
7-12, Lauer			03/2008	12/2010		Complete
Comprehensive Modernization						
7-12, Lauer		06/2009		12/2010		Design delayed due to overall cost
7-19, Towers II		06/2009		12/2010		Design delayed due to overall cost

**AMERICAN RECOVERY AND
REINVENSTMENT ACT**

CFRG BUDGET

OH12S007-50109

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Part I: Summary

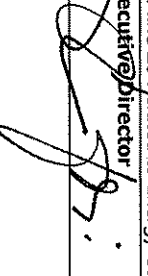
PHA Name: **Akron Metropolitan Housing Authority**

Grant Type and Number
 Capital Fund Program Grant No: **OH12S007-50109**
 Date of CFFP: _____ Replacement Housing Factor Grant No.: _____

FFY of Grant
 2009
 FFY of Grant Approval
 2009

Type of Grant

Original Annual Statement _____ Reserve for Disasters/Emergencies _____ Revised Annual Statement Revision No: _____
 X Performance and Evaluation Report for Period Ending: **12/31/2010** Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost	Revised	Obligated	Total Actual Cost	Expended
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 21)	0.00	0.00	0.00	0.00	0.00
3	1408 Management Improvements	460,000.00	458,453.99	458,453.99	0.00	0.00
4	1410 Administration (may not exce 10% of line 21)	514,330.00	514,330.00	514,330.00	256,813.90	0.00
5	1411 Audit	0.00	0.00	0.00	0.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	617,529.81	716,367.42	716,367.42	643,639.25	0.00
8	1440 Site Acquisition	0.00	0.00	0.00	0.00	0.00
9	1450 Site Improvement	521,420.24	575,639.80	575,639.80	479,192.16	0.00
10	1460 Dwelling Structures	3,289,569.59	4,242,346.93	4,242,346.93	2,105,409.69	0.00
11	1465.1 Dwelling Equipment-Nonexpendable	272,933.00	0.00	0.00	0.00	0.00
12	1470 Non-dwelling Structures	4,877,186.07	4,195,053.85	4,195,053.85	2,464,283.63	0.00
13	1475 Non-dwelling Equipment	1,191,361.29	1,042,138.01	1,042,138.01	380,003.84	0.00
14	1485 Demolition	0.00	0.00	0.00	0.00	0.00
15	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00	0.00
16	1495.1 Relocation Costs	0.00	0.00	0.00	0.00	0.00
17	1499 Development Activities	0.00	0.00	0.00	0.00	0.00
18a	1501 Collateralization or Debt Service paid by PHA					
18ba	9000 Collateralization or Debt Service paid via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)	0.00	0.00	0.00	0.00	0.00
20	Amount of Annual Grant (Sum of lines....)	11,744,330.00	11,744,330.00	11,744,330.00	6,329,342.47	
	Amount of line 20 Related to LBP Activities					
	Amount of line 20 Related to Section 504 Compliance	937,569.56	1,785,181.40			
	Amount of line 20 Related to Security - Soft Costs					
	Amount of line 20 Related to Security - Hard Costs	503,015.50	504,276.91			
	Amount of line 20 Related to Energy Conservation Measures					
	Signature of Executive Director  Anthony W. O'Leary	Date 8.2.11	Signature of Public Housing Director	Date		

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Part II: Supporting Pages

PHA Name Akron Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: OH125007-50109 Replacement Housing Factor Grant No:			CFP (Yes / No): No		Federal FFY of Grant: 2009	
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Dev. Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA Wide	Administration	1410		514,330.00	514,330.00	514,330.00	256,813.90	On going.
AMP 704	Environmental/A&E Fees for Demolition	1430		24,639.42	8,524.42	8,524.42	8,520.20	Complete
	Replace hard flooring (D. Jackson)	1460		100,000.00	0.00	0.00	0.00	To be part of the rehab
	Asbestos Abatement (Comm. Bldg)	1470		0.00	0.00	0.00	0.00	Delete, to be funded through City of Akron
	Environmental Assessments	1430		783.11	783.11	783.11	783.11	Complete
D Jackson	A & E Fees - Comp Mod (D. Jackson)	1430		100,360.58	126,500.00	126,500.00	93,000.00	Work in progress
D. Jackson	Comprehensive Modernization -Site	1450		0.00	101,447.64	101,447.64	5,000.00	Work in progress
D. Jackson	Comprehensive Modernization - Dwelling	1460		737,208.98	1,658,681.40	1,658,681.40	91,750.00	Work in progress
Total AMP 704				962,992.09	1,895,936.57	1,895,936.57	199,053.31	
AMP 705	A & E Fees-Renovate Lobby/Com. Areas	1430		78,441.00	104,028.65	104,028.65	100,617.83	In progress
	Replace Intercom System	1460		41,421.25	41,421.25	41,421.25	0.00	Work in Progress
	Renovate Lobby/Common Areas	1470		499,710.84	488,428.84	488,428.84	353,923.96	Work in Progress
	Furniture/furnishings lobby/common areas	1475		146,221.29	157,515.48	157,515.48	156,961.63	Work in Progress
Environmental Assessments		1430		783.11	783.11	783.11	783.11	complete
Total AMP 705				766,577.49	792,177.33	792,177.33	612,286.53	
AMP 706	A & E Fees-Relocate Standpipes	1430		14,000.00	14,000.00	14,000.00	14,000.00	Complete
	A & E Fees-Renovate Lobby/Com. Areas	1430		52,271.00	50,807.00	50,807.00	47,909.92	Work In Progress
	Pressurize Stairwells	1460		54,000.00	56,475.75	56,475.75	56,475.75	Complete
	Relocate Standpipes	1460		0.00	0.00	0.00	0.00	Being completed as part of above work
	Replace Intercom System	1460		28,627.25	28,627.25	28,627.25	0.00	Work In Progress
	Renovate Lobby/Common Areas	1470		383,000.00	278,917.00	278,917.00	287,543.48	Work In Progress
	Furniture/furnishings lobby/common areas	1475		95,000.00	88,998.66	88,998.66	74,946.66	Complete Delivery 02/211
Environmental Assessments		1430		783.11	783.11	783.11	783.11	complete
Total AMP 706				627,681.36	518,608.77	518,608.77	481,658.92	
AMP 708	Replace Hot Water Tanks - Force Acct.	1460		12,179.17	12,179.17	12,179.17	12,179.17	complete, force account
	Replacement of HVAC - Force Acct.	1460		59,472.59	59,472.59	59,472.59	59,472.59	complete, force account
	Vehicles/Equipment	1475		0.00	0.00	0.00	0.00	delete, transfer funds

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Part II: Supporting Pages

PHA Name
Akron Metropolitan Housing Authority

Grant Type and Number
Capital Fund Program Grant No: **OH125007-50109**
Replacement Housing Factor Grant No:

CFPP (Yes / No): **No**

Federal FFY of Grant:
2009

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Dev. Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
AMP 708 (cont'd)	Security Vehicles	1475		0.00	0.00	0.00	0.00	delete, transfer funds
	Mobile Data terminals (Security)	1475		0.00	0.00	0.00	0.00	delete, transfer funds
	Environmental Assessments	1430		783.11	783.11	783.11	783.11	complete
Total AMP 708				72,434.87	72,434.87	72,434.87	72,434.87	
AMP 709	A & E Fees-Renovate Lobby/Com. Areas	1430		0.00	0.00	0.00	0.00	delete, transfer funds
	Replace Intercom Systems	1460		49,445.50	49,445.50	49,445.50	49,134.50	Work in progress
	Roof Overlay	1460		68,500.00	68,500.00	68,500.00	68,500.00	complete
	Renovate Lobby/Common Areas	1470		0.00	0.00	0.00	0.00	delete, transfer funds
	Environmental Assessments	1430		783.11	783.11	783.11	783.11	complete
Total AMP 709				118,728.61	118,728.61	118,728.61	118,417.61	
AMP 710								
Towers I	A & E Fees-Renovate Lobby/Com. Areas	1430		35,317.00	52,433.00	52,433.00	40,162.65	design complete
Towers I	A & E Fees-Seal & Caulk Exterior Panels	1430		2,773.00	2,773.00	2,773.00	2,773.00	complete
Towers I	Seal & Caulk Exterior Panels	1460		50,269.30	50,269.30	50,269.30	50,269.30	complete
Towers I	Replace Intercom System	1460		31,315.25	31,315.25	31,315.25	31,102.25	Work in Progress
Towers I	Renovate Lobby/Com. Areas	1470		411,290.00	296,100.00	296,100.00	123,201.46	Work in Progress
Towers I	Furniture/furnishings lobby/common areas	1475		87,500.00	92,265.00	92,265.00	0.00	To be delivered 02/2011
Towers II	Comp. Modernization (Dwell. Structure)	1460		1,100,000.00	1,144,281.00	1,144,281.00	734,687.91	Work in Progress
Towers II	Comp Mod (Dwelling Equipment)	1465		189,000.00	0.00	0.00	0.00	Work in Progress
Towers II	Comp Mod (Non Dwelling Spaces)	1470		1,000,000.00	975,050.00	975,050.00	45,975.88	Work in Progress
Towers II	Com Mod (Non Dwelling Equip)	1475		85,000.00	39,500.00	39,500.00	0.00	Work in Progress
Towers I & II	Environmental Assessments	1430		1,566.22	1,566.22	1,566.22	1,566.22	complete
Total AMP 710				2,994,030.77	2,685,552.77	2,685,552.77	1,029,738.67	
AMP 712	Comp Mod (Dwelling Structures)	1460		531,522.27	612,425.48	612,425.48	643,008.60	Work in Progress
	Comp Mod (Dwelling Equipment)	1465		83,933.00	0.00	0.00	0.00	Transfer funds
	Comp Mod (Non-Dwelling Spaces)	1470		500,000.00	287,132.05	287,132.05	135,301.25	Work in Progress
	Comp Mod (Non-Dwelling Equipment)	1475		300,000.00	181,657.08	181,657.08	32,868.30	Work in Progress
	Environmental Assessments	1430		783.11	783.11	783.11	783.11	complete
Total AMP 712				1,416,238.38	1,081,997.72	1,081,997.72	811,961.26	

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American Recovery and Reinvestment Act Capital Fund Grant

Part II: Supporting Pages

PHA Name
Akron Metropolitan Housing Authority

Grant Type and Number
 Capital Fund Program Grant No:
 Replacement Housing Factor Grant No:

OH12S007-50109

CFEP (Yes / No): No

Federal FFY of Grant:
2009

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Dev. Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
AMP 715	A & E Fees (Site/Concrete)	1430		0.00	0.00	0.00	0.00	delete, fees not required
	Site/Concrete Replacement	1450		39,761.98	39,761.98	39,761.98	39,761.98	complete
	Environmental Assessments	1430		783.11	783.11	783.11	783.11	complete
Total AMP 715				40,545.09	40,545.09	40,545.09	40,545.09	
AMP 717	A & E Fees-"Green" Roof-Comm. Bldg	1430		0.00	0.00	0.00	0.00	delete, fees included in construction costs
	A & E Fees-Comm. Bldg Renovations	1430		37,595.00	0.00	0.00	0.00	combined with Lobby/Comm Areas
	A & E Fees (Ext. Painting)	1430		0.00	0.00	0.00	0.00	delete
	A & E Fees-Renovate Lobby/Comm. Areas	1430		40,513.33	56,379.87	56,379.87	56,379.87	Complete
	Replace Intercom System	1460		48,306.25	48,306.25	48,306.25	47,698.87	Work In Progress
	Exterior Painting	1460		0.00	0.00	0.00	0.00	delete
	Backflow Preventor (Force Account)	1460		1,564.20	1,564.20	1,564.20	1,564.20	complete, force account
	Comm. Bldg Green Roof	1470		238,592.32	238,592.32	238,592.32	238,592.32	contract awarded, weather delayed
	Comm. Bldg Interior Renovations	1470		200,000.00	413,337.73	413,337.73	380,900.70	Work In Progress
	Renovate Lobby/Common Areas	1470		133,640.00	0.00	0.00	0.00	Combined with Comm. Bldg Renovations
	Furniture/furnishings lobby/common areas	1475		75,000.00	98,310.42	98,310.42	97,810.42	
	Environmental Assessments	1430		783.11	783.11	783.11	783.11	complete
Total AMP 717				775,994.21	857,273.90	857,273.90	823,729.49	
AMP 721	A & E Fees-Renovate Lobby/Com. Areas)	1430		42,783.00	56,229.00	56,229.00	44,605.45	design complete
	Replace Intercom Systems	1460		36,118.25	36,118.25	36,118.25	23,094.57	Work In Progress
	Renovate Lobby/Common Areas	1470		512,925.00	326,800.00	326,800.00	135,670.93	Work In Progress
	Environmental Assessments	1430		783.11	783.11	783.11	783.11	complete
	Furniture/Furnishing lobby/common areas	1475		104,000.00	96,606.20	96,606.20	0.00	To be delivered 02/11
Total AMP 721				696,609.36	516,536.56	516,536.56	204,154.06	
AMP 722	A & E Fees-Renovate Lobby/Com Areas	1430		48,097.00	63,057.00	63,057.00	61,410.19	Work In Progress
	Replace Intercom Systems	1460		36,357.25	36,357.25	36,357.25	0.00	Work In Progress
	Renovate Lobby/Common Areas	1470		325,016.36	325,016.36	325,016.36	277,061.12	Work In Progress
	Environmental Assessments	1430		783.11	783.11	783.11	783.11	complete
	Furniture/Furnishing lobby/common areas	1475		115,000.00	104,953.53	104,953.53	2,495.18	To be delivered in 02/2011
Total AMP 722				525,253.72	530,167.25	530,167.25	341,749.60	

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Part II: Supporting Pages

PHA Name Akron Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: OH12S007-50109 Replacement Housing Factor Grant No:				CFFP (Yes / No): No		Federal FFY of Grant: 2009	
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Dev. Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Funds Obligated	Funds Expended		
AMP 724	CCTV/Security Equipment	1460		43,015.50	45,822.92	45,822.92	45,822.92	Complete	
	Environmental Assessments	1430		783.11	783.11	783.11	783.11	complete	
Total AMP 724				43,798.61	46,606.03	46,606.03	46,606.03		
AMP 725	A & E Fees-Site Work/Concrete	1430		48,890.00	48,890.00	48,890.00	48,890.00	complete	
	Site Work/Concrete Replacement	1450		181,658.26	181,668.26	181,668.26	181,668.26	complete	
	Environmental Assessments	1430		783.11	783.11	783.11	783.11	complete	
Total AMP 725				231,331.37	231,341.37	231,341.37	231,341.37		
AMP 727	A & E Fees-Renovate Lobby/Com Areas	1430		32,803.00	53,603.00	53,603.00	46,738.88	Design complete	
	Replace Intercom Systems	1460		36,538.90	36,538.90	36,538.90	0.00	Work In Progress	
	Renovate Lobby/Common Areas	1470		382,660.00	270,042.00	270,042.00	244,977.48	Work In Progress	
	Environmental Assessments	1430		783.11	783.11	783.11	783.11	Complete	
	Furniture/furnishings lobby/common areas	1475		85,000.00	88,046.18	88,046.18	12,952.00	To be delivered 02/2011	
Total AMP 727				537,785.01	449,013.19	449,013.19	305,451.47		
AMP 728	Vacancy Reduction (7 units) Force Acct.	1460		28,100.00	28,100.00	28,100.00	21,941.09	Work in progress	
	Roof Repairs	1460		52,718.00	52,718.00	52,718.00	52,718.00	complete	
	Environmental Assessments	1430		783.11	783.11	783.11	783.11	complete	
Total AMP 728				81,601.11	81,601.11	81,601.11	75,442.20		
AMP 729	Site/Concrete Replacement	1450		200,000.00	199,533.42	199,533.42	199,533.42	Complete	
	Environmental Assessments	1430		783.11	783.11	783.11	783.11	complete	
Total AMP 729				200,783.11	200,316.53	200,316.53	200,316.53		
AMP 730	Site Work/Concrete Replacement	1450		100,000.00	53,228.50	53,228.50	53,228.50	Complete	
	Soffit Repair	1460		115,152.43	115,989.97	115,989.97	115,989.97	complete	
	Environmental Assessments	1430		783.11	783.11	783.11	783.11	complete	
Total AMP 730				215,935.54	170,001.58	170,001.58	170,001.58		
AMP 739	Vacancy Reduction (5 Units) Force Acct	1460		0.00	0.00	0.00	0.00	delete, transfer funds	
	Environmental Assessments	1430		783.11	783.11	783.11	783.11	complete	
Total AMP 739				783.11	783.11	783.11	783.11		

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Federal FY of Grant:

HUD Form 50075.1-2008

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226

Part III: Implementation Schedule

American Recovery and Reinvestment Act Capital Fund Grant

Expires 4/30/2011

PHA Name:
Akron Metropolitan Housing Authority

Grant Type and Number
 Capital Fund Program No: **OH12S007-50109**
 Replacement Housing Factor No:

CFPP (Yes / No) **No**

Federal FY of Grant:
2009

Development Number Name/HA-Wide Activities	All Fund Obligated Quarter Ending Date			All Funds Expended Quarter Ending Date			Reasons for Revised Target Dates 2
	Original	Revised	Actual	Original	Revised 1	Actual 2	
Administration	06/2009		06/2009	12/2011			
AMP 704							
Environmental Fees	06/2009		06/2009	09/2009		12/2010	Complete
Replace Hard Flooring							Delete line item
Asbestos Abatement	03/2010			06/2010	03/2012		Renovation work delayed due to termite damage
Comp Mod		03/2010					
AMP 705							
A&E Fees	03/2010		03/2010	3/2010	12/2011		Renovation work delayed due to termite damage
Replace Intercom Syst	12/2009		12/2009	12/2011			
Renovate Lobby/Com Areas	03/2010		03/2010	12/2011			
AMP 706							
A&E Fees-Standpipes	06/2009		06/2009	12/2009		09/2010	Actual work completed 09/2010
A&E Fees-Lobby/Com Areas	03/2010		03/2010	03/2010	06/2011		Renovation work to be complete 6/2011
Pressurize Stairwells	09/2009		09/2009	12/2009		09/2010	Complete
Relocate Standpipes	09/2009		09/2009	12/2009			
Replace Intercom Syst	12/2009		12/2009	12/2011			
Renovate Lobby/Com Areas	03/2010		03/2010	12/2011			
AMP 708							
Replace HW Tanks	06/2009		06/2009	12/2009		03/2010	
Replace HVAC	06/2009		06/2009	12/2009		03/2010	
Vehicles/Equipment	03/2010						Delete
Security Vehicles							Delete
Mobile Data Terminals							Delete
AMP 709							
A&E Fees-Lobby/Com Areas							Delete
Replace Intercom	12/2009		12/2009	12/2011			
Roof Overlay	12/2009		12/2009	12/2011		12/2009	Complete
Renovate Lobby/Com Areas							Delete

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226

Part III: Implementation Schedule

American Recovery and Reinvestment Act Capital Fund Grant

Expires 4/30/2011

PHA Name: Akron Metropolitan Housing Authority			Grant Type and Number Capital Fund Program No: OH125007-50109 Replacement Housing Factor No:		CFPP (Yes / No) No		Federal FY of Grant: 2009
Development Number Name/HA-Wide Activities	All Fund Obligated Quarter Ending Date			All Funds Expended Quarter Ending Date			Reasons for Revised Target Dates 2
	Original	Revised	Actual	Original	Revised 1	Actual 2	
AMP 710							
A&E Fees-Lobby/Com Areas	03/2010		03/2010	03/2012			
A&E Fees - Seal & Caulk Ext.	12/2009		12/2009	12/2010		12/2009	Complete
Seal & Caulk Ext. Panels	03/2009		06/2009	12/2010		12/2009	Complete
Replace Intercom	12/2009		12/2009	12/2011			
Renovate Lobby/Common Areas	12/2010		03/2010	12/2011			
Comprehensive Modernization	06/2009		06/2009	12/2010	12/2011		Work in progress completion delayed
AMP 712							
Comprehensive Modernization	06/2009		06/2009	06/2010	06/2011		Work in progress, completion delayed
AMP 715							
A&E Fees-Site/Concrete	06/2009			12/2009			Delete
Site/Concrete	09/2009		06/2009	12/2009		12/2009	Complete
AMP 717							
A&E Fees -Roof Comm. Bldg							delete , design included in cost of work
A&E Fees-Comm. Bldg	09/2009		09/2009	06/2010		12/2010	Complete
A&E Fees-Exterior Painting				12/2010			Delete
A&E Fees - Renovate Lobby	03/2009		09/2009			12/2010	Complete
Replace Intercom	12/2009		12/2009	12/2011			
Exterior Painting							Delete
Backflow Preventor	06/2009		06/2009			09/2009	
Comm. Bldg Roof	09/2009		09/2009	06/2010		12/2010	
Comm. Bldg Int. Renovations	12/2009			12/2010	06/2011		Work complete, final payment not released
Renovate Lobby/Common Areas	03/2010			12/2011	06/2010		Work complete, final payment not released
AMP 721							
A&E Fees-Lobby/Com Areas	03/2010		03/2010	03/2010	06/2011		renovation work to be complete 06/2011
Replace Intercom	12/2009		12/2009	12/2011			
Renovate Lobby/Common Areas	12/2010		03/2010	12/2011			

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
Expires 4/30/2011

Part III: Implementation Schedule

American Recovery and Reinvestment Act Capital Fund Grant

PHA Name: Akron Metropolitan Housing Authority			Grant Type and Number Capital Fund Program No: Replacement Housing Factor No:			CFPP (Yes / No)			Federal FY of Grant:
Development Number Name/HA-Wide Activities	All Fund Obligated Quarter Ending Date			All Funds Expended Quarter Ending Date			Reasons for Revised Target Dates 2		
	Original	Revised	Actual	Original	Revised 1	Actual 2			
AMP 722									
A&E Fees-Lobby/Com Areas	03/2010		12/2009	03/2012					
Replace Intercom	12/2009		12/2009	12/2011					
Renovate Lobby/Common Areas	12/2010		03/2010	12/2011					
AMP 724									
CCTV/Security Equipment	09/2009		12/2009	12/2009		12/2010	Complete		
AMP 725									
A&E Fees-Site/Concrete	09/2009		09/2009	09/2010		12/2010	Complete		
Site Work/concrete	12/2009		12/2009	09/2010		12/2010	Complete		
AMP 727									
A&E Fees-Lobby/Com Areas	03/2010		12/2009	03/2012					
Replace Intercom	12/2009		12/2009	12/2011					
Renovate Lobby/Common Areas	12/2010		03/2010	12/2011					
AMP 728									
Vacancy Reduction (force Act)	06/2009			12/2009		03/2010	Complete		
Roof Repairs	06/2009			09/2009		12/2009	Complete		
AMP 729									
Site Work/concrete	06/2009		06/2009	06/2010		03/2010	Complete		
AMP 730									
Site Work/concrete	12/2009			09/2010					
Soffit Repair	06/2009			12/2009		12/2010	Work Complete 09/2010, final payment released 12/2010		
AMP 739									
Vacancy Reduction (force Act)							Delete		
AMP 744									
A&E Fees-Lobby/Com Areas	03/2010		12/2009	03/2012					
Replace Intercom	12/2009		12/2009	12/2011					
Renovate Lobby/Common Areas	12/2010		03/2010	12/2011					

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226

American Recovery and Reinvestment Act Capital Fund Grant

Expires 4/30/2011

Federal FY of Grant:

2009

[illegible]

CFRC BUDGET

OH00700000609E

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

CATEGORY 1 - CFRC
Allen Dickson

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary

Akron Metropolitan Housing Authority

PHA Name:	Grant Type and Number	FFY of Grant
	Capital Fund Program Grant No: OH00700000609E (CFRC)	2009
	Date of CFPP: _____	FFY of Grant Approval
	Replacement Housing Factor Grant No.:	2009

Type of Grant

Original Annual Statement _____ Reserve for Disasters/Emergencies _____ Revised Annual Statement Revision No: _____
 Performance and Evaluation Report for Period Ending: 12-31-2010 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost	Revised	Obligated	Total Actual Cost	Expended
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 21)					
3	1408 Management Improvements					
4	1410 Administration (may not exce 10% of line 21)	410,110.00	410,110.00	410,110.00	14,593.99	
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	381,850.00	388,037.00	388,037.00	80,677.48	
8	1440 Site Acquisition					
9	1450 Site Improvement	114,368.00	114,368.00	185,553.51	0.00	
10	1460 Dwelling Structures	3,660,134.00	3,653,947.00	3,848,844.49	1,126.15	
11	1465.1 Dwelling Equipment-Nonexpendable	0.00	0.00	0.00	0.00	
12	1470 Non-dwelling Structures	290,700.00	290,700.00	104,617.00	0.00	
13	1475 Non-dwelling Equipment	80,000.00	80,000.00	0.00	0.00	
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs	125,000.00	125,000.00	125,000.00	17,216.24	
17	1499 Development Activities					
18a	1501 Collateralization or Debt Service paid by PHA					
18ba	9000 Collateralization or Debt Service paid via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)				0.00	0.00
20	Amount of Annual Grant (Sum of lines....)	5,062,162.00	5,062,162.00	5,062,162.00	113,613.86	
	Amount of line 20 Related to LBP Activities					
	Amount of line 20 Related to Section 504 Compliance					
	Amount of line 20 Related to Security - Soft Costs					
	Amount of line 20 Related to Security - Hard Costs					
	Amount of line 20 Related to Energy Conservation Measures					
	Signature of Executive Director	Date	Signature of Public Housing Director	Date		

Anthony W. O'Leary

8.2.11

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
Expires 4/30/2011

CATEGORY 1 - CFRC

Part II: Supporting Pages

PHA Name Akron Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: OH00700000609E (CFRC)		CFPP (Yes / No): NO		Federal FFY of Grant: 2009	
Development Number Name/PHA-Wide Activities		Replacement Housing Factor Grant No:		Total Estimated Cost		Total Actual Cost	
General Description of Major Work Categories		Dev. Account No.	Quantity	Original	Revised	Funds Obligated	Funds Expended
ADMINISTRATION		1410		410,110.00	410,110.00	410,110.00	14,593.99
FEES AND COSTS							
A & E Fees and Environmental Fees		1430		116,200.00	88,152.00	88,152.00	66,152.00
Construction Mgmt/ Inspections		1430		265,650.00	299,885.00	299,885.00	14,525.48
SITE IMPROVEMENTS							
Parking Lot Paving Replacement		1450		39,381.00	39,381.00	146,347.91	0.00
Additional Parking		1450		27,930.00	27,930.00	0.00	0.00
Sidewalk Replacement		1450		7,157.00	7,157.00	8,881.60	0.00
Site Signage		1450		17,100.00	17,100.00	0.00	0.00
Landscaping		1450		22,800.00	22,800.00	30,324.00	0.00
DWELLING STRUCTURES							
Paint Exterior		1460		38,283.00	38,283.00	0.00	0.00
Balcony Deck Coating		1460		40,356.00	40,356.00	0.00	0.00
Clean & Seal Precast Ends		1460		12,483.00	12,483.00	0.00	0.00
Replace Roof		1460		74,214.00	68,027.00	0.00	0.00
Interior Construction (Efficiency Units)		1460		1,774,362.00	1,774,362.00	3,822,330.49	1,126.15
Interior Construction (1 bedroom Units)		1460		844,192.00	844,192.00	0.00	0.00
Interior Construction (2 bedroom units)		1460		103,830.00	103,830.00	0.00	0.00
Elevator Cab Improvements		1460		22,800.00	22,800.00	0.00	0.00
Building HVAC		1460		36,480.00	36,480.00	0.00	0.00
Fire Pump Improvements/Replacement		1460		72,960.00	72,960.00	0.00	0.00
Sprinkler System		1460		259,414.00	259,414.00	26,514.00	0.00
Electric Service Improvements		1460		285,000.00	285,000.00	0.00	0.00
Replace Fire Alarm System		1460		68,400.00	68,400.00	0.00	0.00
Replace Intercom System		1460		27,360.00	27,360.00	0.00	0.00
DWELLING EQUIPMENT							
Replace Ranges and Refrigerators		1465		0.00	0.00	0.00	0.00

OMB No. 2577-0226
Expires 4/30/2011

Expires 4/30/2011[illegible]

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226

CATEGORY 1 - CFRC

Federal FY of Grant:

Grant Type and Number	CFPP (Yes / No)	NC
Capital Fund Program No: OH00700000609E (CFRC)		
Replacement Housing Factor No:		

Federal FY of Grant:
2009[illegible]

CFRC BUDGET

OH00780000109F

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

CFRC - Edgewood Phase 5

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary

PHA Name:

Akron Metropolitan Housing Authority

Grant Type and Number

Capital Fund Program Grant No:

OH00780000109F

Date of CFFP:

Replacement Housing Factor Grant No.:

FFY of Grant

2009

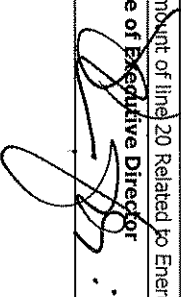
FFY of Grant Approval

2009

Type of Grant

☒ Original Annual Statement
☐ Performance and Evaluation Report for Period Ending: 12-31-2010

Revised Annual Statement Revision No:
 Final Performance and Evaluation Report

Line	Summary by Development Account	Original	Total Estimated Cost	Revised	Obligated	Total Actual Cost	Expended
1	Total non-CFP Funds						
2	1406 Operations (may not exceed 20% of line 21)						
3	1408 Management Improvements						
4	1410 Administration (may not exceed 10% of line 21)						
5	1411 Audit						
6	1415 Liquidated Damages						
7	1430 Fees and Costs						
8	1440 Site Acquisition						
9	1450 Site Improvement						
10	1460 Dwelling Structures						
11	1465.1 Dwelling Equipment-Nonexpendable						
12	1470 Non-dwelling Structures						
13	1475 Non-dwelling Equipment						
14	1485 Demolition						
15	1492 Moving to Work Demonstration						
16	1495.1 Relocation Costs						
17	1499 Development Activities		4,098,169.00	4,098,169.00	4,098,169.00	4,098,169.00	2,414.83
18a	1501 Collateralization or Debt Service paid by PHA						
18ba	9000 Collateralization or Debt Service paid via System of Direct Payment						
19	1502 Contingency (may not exceed 8% of line 20)						
20	Amount of Annual Grant (Sum of lines....)		4,098,169.00	4,098,169.00	4,098,169.00	4,098,169.00	2,414.83
	Amount of line 20 Related to LBP Activities						
	Amount of line 20 Related to Section 504 Compliance						
	Amount of line 20 Related to Security - Soft Costs						
	Amount of line 20 Related to Security - Hard Costs						
	Amount of line 20 Related to Energy Conservation Measures						
Signature of Executive Director		Date	Signature of Public Housing Director		Date		
		8.2.11					
Anthony W. O'Leary							

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Expires 4/30/2011

Federal FFY of Grant:

[illegible]

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226

CFRC - Edgewood Phase 5

PHA Name:	Grant Type and Number		Federal FY of Grant:
Akron Metropolitan Housing Authority	Capital Fund Program No: OH00780000109F (CFRC)	CFRP (Yes / No) No	2009
	Replacement Housing Factor No:		

[illegible]

PERFORMANCE AND EVALUATION REPORTS

FOR PERIOD ENDING 12/31/2010

REPLACEMENT HOUSING FACTOR BUDGETS

OH12R007-50109

OH12R007-50110

OH12R007-50206

OH12R007-50207

OH12R007-50208

OH12R007-50209

OH12R007-50210

**REPLACEMENT HOUSING FACTOR
BUDGETS**

OHR007-50109

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary

PHA Name: **Akron Metropolitan Housing Authority**

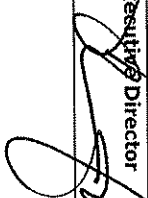
Grant Type and Number
 Capital Fund Program Grant No.:
 Date of CFFP: _____

Replacement Housing Factor Grant No.: **OH12R007-50109**

FFY of Grant
 2009
 FFY of Grant Approval
 2009

Type of Grant

Original Annual Statement _____ Reserve for Disasters/Emergencies _____ Revised Annual Statement Revision No: _____
 Performance and Evaluation Report for Period Ending: 12/31/2010 Final Performance and Evaluation Report

Line	Summary by Development Account	Original	Total Estimated Cost	Revised	Obligated	Total Actual Cost	Expended
1	Total non-CFP Funds						
2	1406 Operations (may not exceed 20% of line 21)						
3	1408 Management Improvements						
4	1410 Administration (may not exceed 10% of line 21)						
5	1411 Audit						
6	1415 Liquidated Damages						
7	1430 Fees and Costs						
8	1440 Site Acquisition						
9	1450 Site Improvement						
10	1460 Dwelling Structures						
11	1465.1 Dwelling Equipment-Nonexpendable						
12	1470 Non-dwelling Structures						
13	1475 Non-dwelling Equipment						
14	1485 Demolition						
15	1492 Moving to Work Demonstration						
16	1495.1 Relocation Costs						
17	1499 Development Activities		144,517.00	144,517.00		0.00	0.00
18a	1501 Collateralization or Debt Service paid by PHA						
18ba	9000 Collateralization or Debt Service paid via System of Direct Payment						
19	1502 Contingency (may not exceed 8% of line 20)						
20	Amount of Annual Grant (Sum of lines.....)		144,517.00	144,517.00			
	Amount of line 20 Related to LBP Activities						
	Amount of line 20 Related to Section 504 Compliance						
	Amount of line 20 Related to Security - Soft Costs						
	Amount of line 20 Related to Security - Hard Costs			0.00			
	Amount of line 20 Related to Energy Conservation Measures						
	Signature of Executing Director	Date	Signature of Public Housing Director		Date		
		3.2.11					
	Anthony W. O'Leary						

OMB No. 2577-0226
Expires 4/30/2011

Federal FFY of Grant:[illegible]

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Federal FY of Grant:

Federal FY of Grant:	2005
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**REPLACEMENT HOUSING FACTOR
BUDGETS**

OHR007-50110

**Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary

PHA Name:

Akron Metropolitan Housing Authority

Grant Type and Number

Capital Fund Program Grant No.:

Date of CFFP:

Replacement Housing Factor Grant No.: **OH12R007-50110**

FFY of Grant

2010

FFY of Grant Approval

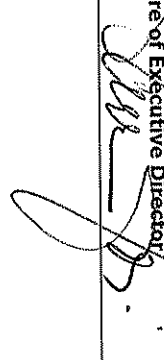
2010

Type of Grant

Original Annual Statement _____ Reserve for Disasters/Emergencies _____

Revised Annual Statement Revision No: _____
Final Performance and Evaluation Report

Performance and Evaluation Report for Period Ending: **12/31/2010**

Line	Summary by Development Account	Original	Total Estimated Cost	Revised	Obligated	Total Actual Cost	Expended
1	Total non-CFP Funds						
2	1406 Operations (may not exceed 20% of line 21)						
3	1408 Management Improvements						
4	1410 Administration (may not exceed 10% of line 21)						
5	1411 Audit						
6	1415 Liquidated Damages						
7	1430 Fees and Costs						
8	1440 Site Acquisition						
9	1450 Site Improvement						
10	1460 Dwelling Structures						
11	1465.1 Dwelling Equipment-Nonexpendable						
12	1470 Non-dwelling Structures						
13	1475 Non-dwelling Equipment						
14	1485 Demolition						
15	1492 Moving to Work Demonstration						
16	1495.1 Relocation Costs						
17	1499 Development Activities		156,166.00			156,166.00	0.00
18a	1501 Collateralization or Debt Service paid by PHA						
18ba	9000 Collateralization or Debt Service paid via System of Direct Payment						
19	1502 Contingency (may not exceed 8% of line 20)						
20	Amount of Annual Grant (Sum of lines....)		156,166.00			156,166.00	0.00
	Amount of line 20 Related to LBP Activities						
	Amount of line 20 Related to Section 504 Compliance						
	Amount of line 20 Related to Security - Soft Costs						
	Amount of line 20 Related to Security - Hard Costs					0.00	
	Amount of line 20 Related to Energy Conservation Measures						
	Signature of Executive Director	Date		Signature of Public Housing Director		Date	
		8.2.11					
	Anthony W. O'Leary						

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Federal FFY of Grant:

[illegible]

Office of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Expires 4/30/2011

Federal FY of Grant:	2010
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[illegible]

**REPLACEMENT HOUSING FACTOR
BUDGETS**

OHR007-50206

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary

PHA Name: **Akron Metropolitan Housing Authority**

Grant Type and Number
 Capital Fund Program Grant No:

Date of CFFP: Replacement Housing Factor Grant

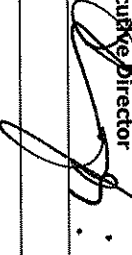
OH12R007-50206

FFY of Grant
 2006
 FFY of Grant Approval
 2006

Type of Grant

Original Annual Statement Reserve for Disasters/Emergencies
 Performance and Evaluation Report for Period Ending:

Revised Annual Statement Revision No:
☒ Final Performance and Evaluation Report 12-31-2010

Line	Summary by Development Account	Original	Total Estimated Cost	Revised	Obligated	Total Actual Cost	Expended
1	Total non-CFP Funds						
2	1406 Operations (may not exceed 20% of line 21)						
3	1408 Management Improvements						
4	1410 Administration (may not exceed 10% of line 21)						
5	1411 Audit						
6	1415 Liquidated Damages						
7	1430 Fees and Costs						
8	1440 Site Acquisition						
9	1450 Site Improvement						
10	1460 Dwelling Structures						
11	1465.1 Dwelling Equipment-Nonexpendable						
12	1470 Non-dwelling Structures						
13	1475 Non-dwelling Equipment						
14	1485 Demolition						
15	1492 Moving to Work Demonstration						
16	1495.1 Relocation Costs						
17	1499 Development Activities		179,170.00		179,170.00		179,170.00
18a	1501 Collateralization or Debt Service paid by PHA						
18ba	9000 Collateralization or Debt Service paid via System of Direct Payment						
19	1502 Contingency (may not exceed 8% of line 20)						
20	Amount of Annual Grant (Sum of lines....)		179,170.00		179,170.00		179,170.00
	Amount of line 20 Related to LBP Activities						
	Amount of line 20 Related to Section 504 Compliance						
	Amount of line 20 Related to Security - Soft Costs						
	Amount of line 20 Related to Security - Hard Costs						
	Amount of line 20 Related to Energy Conservation Measures						
	Amount of line 20 Related to Energy Conservation Measures						
	Signature of Executive Director	Date	Signature of Public Housing Director	Date			
	 : Anthony W. O'Leary						

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Federal FFY of Grant:

CFRP (Yes,

OH12R007-50206

HUD Form 50075.1-2008

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Federal FY of Grants:

Federal FY of Grant:
2006[illegible]

**REPLACEMENT HOUSING FACTOR
BUDGETS**

OHR007-50207

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary

PHA Name:

Akron Metropolitan Housing Authority

Grant Type and Number

Capital Fund Program Grant No:

Date of CFFP:

Replacement Housing Factor Grant No

OH12R007-50207

FFY of Grant

2007

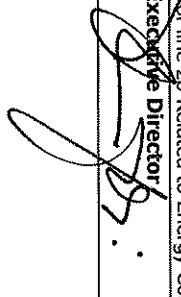
FFY of Grant Approval

2007

Type of Grant

Original Annual Statement _____ Reserve for Disasters/Emergencies _____
 Performance and Evaluation Report for Period Ending: **12/31/2010**

Revised Annual Statement Revision No: _____
 Final Performance and Evaluation Report

Line	Summary by Development Account	Original	Total Estimated Cost	Revised	Obligated	Total Actual Cost	Expended
1	Total non-CFF Funds						
2	1406 Operations (may not exceed 20% of line 21)						
3	1408 Management Improvements						
4	1410 Administration (may not exceed 10% of line 21)						
5	1411 Audit						
6	1415 Liquidated Damages						
7	1430 Fees and Costs						
8	1440 Site Acquisition						
9	1450 Site Improvement						
10	1460 Dwelling Structures						
11	1465.1 Dwelling Equipment-Nonexpendable						
12	1470 Non-dwelling Structures						
13	1475 Non-dwelling Equipment						
14	1485 Demolition						
15	1492 Moving to Work Demonstration						
16	1495.1 Relocation Costs						
17	1499 Development Activities		146,680.00		146,680.00		0.00
18a	1501 Collateralization or Debt Service paid by PHA						
18ba	9000 Collateralization or Debt Service paid via System of Direct Payment						
19	1502 Contingency (may not exceed 8% of line 20)						
20	Amount of Annual Grant (Sum of lines....)		146,680.00		146,680.00		0.00
	Amount of line 20 Related to LBP Activities						
	Amount of line 20 Related to Section 504 Compliance						
	Amount of line 20 Related to Security - Soft Costs						
	Amount of line 20 Related to Security - Hard Costs					0.00	
	Amount of line 20 Related to Energy Conservation Measures						
Signature of Executive Director		Date	Signature of Public Housing Director		Date		
		3.2.11					
Anthony W. O'Leary							

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Grant Type and Number

Akron Metropolitan Housing Authority

Capital Fund Program Grant No:
Replacement Housing Factor Grant No:

CFRP (Yes /
OH12R007-50207

Federal FFY of Grant

[illegible]

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Expires 4/30/2011

Akron Metropolitan Housing Authority

Grant Type and Number	CFPP (Yes / No)	No
Capital Fund Program No:		
Replacement Housing Factor No:	OH12R007-50208	

Federal FY of Grant:	2008
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**REPLACEMENT HOUSING FACTOR
BUDGETS**

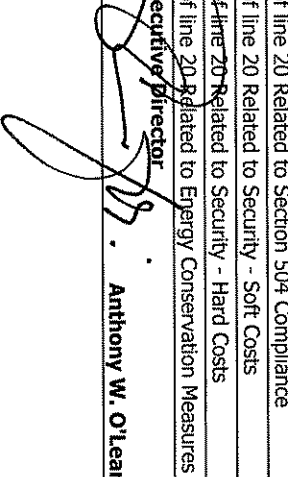
OHR007-50208

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary

PHA Name: Akron Metropolitan Housing Authority	Grant Type and Number Capital Fund Program Grant No: Date of CFFP: _____	Replacement Housing Factor Grant No: OH12R007-50208	FFV of Grant 2008
			FFV of Grant Approval 2008

Type of Grant		Original Annual Statement		Revised Annual Statement		Revision No:		Final Performance and Evaluation Report	
X		Performance and Evaluation Report for Period Ending: 12/31/2010							
Line	Summary by Development Account	Total Estimated Cost		Revised		Obligated		Total Actual Cost	
		Original						Expended	
1	Total non-CFP Funds								
2	1406 Operations (may not exceed 20% of line 21)								
3	1408 Management Improvements								
4	1410 Administration (may not exceed 10% of line 21)								
5	1411 Audit								
6	1415 Liquidated Damages								
7	1430 Fees and Costs								
8	1440 Site Acquisition								
9	1450 Site Improvement								
10	1460 Dwelling Structures								
11	1465.1 Dwelling Equipment-Nonexpendable								
12	1470 Non-dwelling Structures								
13	1475 Non-dwelling Equipment								
14	1485 Demolition								
15	1492 Moving to Work Demonstration								
16	1495.1 Relocation Costs								
17	1499 Development Activities		223,174.00		0.00		0.00		0.00
18a	1501 Collateralization or Debt Service paid by PHA								
18ba	9000 Collateralization or Debt Service paid via System of Direct Payment								
19	1502 Contingency (may not exceed 8% of line 20)								
20	Amount of Annual Grant (Sum of lines....)		223,174.00		0.00		0.00		0.00
	Amount of line 20 Related to LBP Activities								
	Amount of line 20 Related to Section 504 Compliance								
	Amount of line 20 Related to Security - Soft Costs								
	Amount of line 20 Related to Security - Hard Costs				0.00				
	Amount of line 20 Related to Energy Conservation Measures								
Signature of Executive Director		Date		Signature of Public Housing Director		Date			
		8.2.11							
Anthony W. O'Leary									

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

2008

[illegible]

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226

Expires 4/30/2011

2008

[illegible]

REPLACEMENT HOUSING FACTOR BUDGETS

OHR007-50209

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary

PHA Name: **Akron Metropolitan Housing Authority**

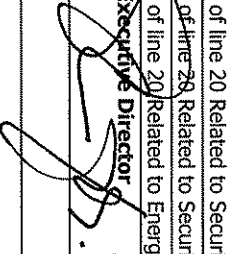
Grant Type and Number
 Capital Fund Program Grant No.:
 Date of CFFP: _____

Replacement Housing Factor Grant No.: **OH12R007-50209**

FFY of Grant
 2009
 FFY of Grant Approval
 2009

Type of Grant

Original Annual Statement _____ Reserve for Disasters/Emergencies _____ Revised Annual Statement Revision No: _____
 Performance and Evaluation Report for Period Ending: **12/31/2010** Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost	Original	Revised	Obligated	Total Actual Cost	Expended
1	Total non-CFP Funds						
2	1406 Operations (may not exceed 20% of line 21)						
3	1408 Management Improvements						
4	1410 Administration (may not exceed 10% of line 21)						
5	1411 Audit						
6	1415 Liquidated Damages						
7	1430 Fees and Costs						
8	1440 Site Acquisition						
9	1450 Site Improvement						
10	1460 Dwelling Structures						
11	1465.1 Dwelling Equipment-Nonexpendable						
12	1470 Non-dwelling Structures						
13	1475 Non-dwelling Equipment						
14	1485 Demolition						
15	1492 Moving to Work Demonstration						
16	1495.1 Relocation Costs						
17	1499 Development Activities						
18a	1501 Collateralization or Debt Service paid by PHA						
18ba	9000 Collateralization or Debt Service paid via System of Direct Payment						
19	1502 Contingency (may not exceed 8% of line 20)						
20	Amount of Annual Grant (Sum of lines....)						
	Amount of line 20 Related to LBP Activities						
	Amount of line 20 Related to Section 504 Compliance						
	Amount of line 20 Related to Security - Soft Costs						
	Amount of line 20 Related to Security - Hard Costs						
	Amount of line 20 Related to Energy Conservation Measures						
	Signature of Executive Director	Date					
		3.2.11					
	Anthony W. O'Leary						
	Signature of Public Housing Director	Date					

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226

Expires 4/30/2011[illegible]

REPLACEMENT HOUSING FACTOR BUDGETS

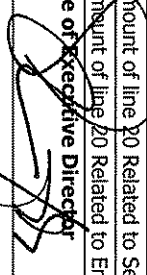
OHR007-50210

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary

PHA Name: Akron Metropolitan Housing Authority	Grant Type and Number Capital Fund Program Grant No.: Date of CFFP: _____	FFY of Grant 2010
	Replacement Housing Factor Grant No.: OH12R007-50210	FFY of Grant Approval 2010

Type of Grant Original Annual Statement	Reserve for Disasters/Emergencies X Performance and Evaluation Report for Period Ending: 12/31/2010	Revised Annual Statement Revision No: Final Performance and Evaluation Report
Line	Summary by Development Account	Total Estimated Cost
1	Total non-CFP Funds	Original
2	1406 Operations (may not exceed 20% of line 21)	Revised
3	1408 Management Improvements	Obligated
4	1410 Administration (may not exceed 10% of line 21)	Total Actual Cost
5	1411 Audit	Expended
6	1415 Liquidated Damages	
7	1430 Fees and Costs	
8	1440 Site Acquisition	
9	1450 Site Improvement	
10	1460 Dwelling Structures	
11	1465.1 Dwelling Equipment-Nonexpendable	
12	1470 Non-dwelling Structures	
13	1475 Non-dwelling Equipment	
14	1485 Demolition	
15	1492 Moving to Work Demonstration	
16	1495.1 Relocation Costs	
17	1499 Development Activities	299,450.00
18a	1501 Collateralization or Debt Service paid by PHA	
18ba	9000 Collateralization or Debt Service paid via System of Direct Payment	0.00
19	1502 Contingency (may not exceed 8% of line 20)	
20	Amount of Annual Grant (Sum of lines....)	299,450.00
	Amount of line 20 Related to LBP Activities	
	Amount of line 20 Related to Section 504 Compliance	
	Amount of line 20 Related to Security - Soft Costs	
	Amount of line 20 Related to Security - Hard Costs	0.00
	Amount of line 20 Related to Energy Conservation Measures	
Signature of Executive Director 		Date 3.2.11
Anthony W. O'Leary		Signature of Public Housing Director
		Date

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226

Expires 4/30/2011

2009

[illegible]

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Federal FFY of Grant:

2010

Capital Fund Program Tables	Page 2	HUD Form 50075.1-2008
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Part I: Summary

PHA Name: **Akron Metropolitan Housing Authority**

Grant Type and Number
 Capital Fund Program Grant No.: _____
 Date of CFFP: _____

FFY of Grant
 2011

FFY of Grant Approval
 Replacement Housing Factor Grant No.: **OH12R007-50111**

Type of Grant		Revised Annual Statement Revision No:		Final Performance and Evaluation Report	
X Original Annual Statement Reserve for Disasters/Emergencies					
Performance and Evaluation Report for Period Ending:					
Line	Summary by Development Account	Total Estimated Cost	Revised	Obligated	Total Actual Cost
1	Total non-CFP Funds				Expended
2	1406 Operations (may not exceed 20% of line 21)				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities	156,166.00			
18a	1501 Collateralization or Debt Service paid by PHA				
18ba	9000 Collateralization or Debt Service paid via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant (Sum of lines.....)	156,166.00			
	Amount of line 20 Related to LBP Activities				
	Amount of line 20 Related to Section 504 Compliance				
	Amount of line 20 Related to Security - Soft Costs				
	Amount of line 20 Related to Security - Hard Costs	0.00			
	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Signature of Public Housing Director		Date	
<i>Anthony W. O'Leary</i>		Anthony W. O'Leary		04/08/2011	

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

PHA Name

Grant Type and Number

Grant Type and Number
Capital Fund Program Grant No:
Replacement Housing Factor Grant No: OH12R007-501111

Federal FFY of Grant: 2011

[illegible]

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

PHA Name:	Grant Type and Number	CFFP (Yes / No)	Federal FY of Grant:
Akron Metropolitan Housing Authority	Capital Fund Program No:		
	Replacement Housing Factor No:	OH12R007-50111	2011

PHA Name:	Grant Type and Number	CFFP (Yes / No)	Federal FY of Grant:
Akron Metropolitan Housing Authority	Capital Fund Program No:		
	Replacement Housing Factor No:	OH12R007-50111	2011

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary


PHA Name: **Akron Metropolitan Housing Authority**

Grant Type and Number
 Capital Fund Program Grant No.: _____
 Date of CFFP: _____

FFY of Grant
 2011

FFY of Grant Approval
 Replacement Housing Factor Grant No.: **OH12R007-50211**

Type of Grant		Revised Annual Statement Revision No:		Final Performance and Evaluation Report	
<input checked="" type="checkbox"/> Original Annual Statement Reserve for Disasters/Emergencies		_____		_____	
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		_____		_____	
Line	Summary by Development Account	Total Estimated Cost	Revised	Obligated	Total Actual Cost
1	Total non-CFP Funds				Expended
2	1406 Operations (may not exceed 20% of line 21)				
3	1408 Management Improvements				
4	1410 Administration (may not excee 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs	299,450.00			
17	1499 Development Activities				
18a	1501 Collateralization or Debt Service paid by PHA				
18ba	9000 Collateralization or Debt Service paid via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant (Sum of lines....)	299,450.00			
	Amount of line 20 Related to LBP Activities				
	Amount of line 20 Related to Section 504 Compliance				
	Amount of line 20 Related to Security - Soft Costs				
	Amount of line 20 Related to Security - Hard Costs	0.00			
	Amount of line 20 Related to Energy Conservation Measures				

Signature of Executive Director

Anthony W. O'Leary

Date
 04/08/2011

Signature of Public Housing Director

Date

Capital Fund Program Tabales Page 1 HUD Form 50075.1-2008

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

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Federal FFY of Grant:

2011

[illegible]

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

PHA Name: Akron Metropolitan Housing Authority	Grant Type and Number Capital Fund Program No: Replacement Housing Factor No: OH12R007-50211	Federal FY of Grant: 2011
	CFRP (Yes / No)	NO

[illegible]